

# Executive Summary Report

Appraisal Date 1/1/2002 - 2002 Assessment Roll

**Area Name / Number:** Newcastle / 64

**Previous Physical Inspection:** 1997

## Sales - Improved Summary:

Number of Sales: 967

Range of Sale Dates: 1/2000 – 1/2002

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV
<b>2001 Value</b>	\$98,500	\$216,500	\$315,000	\$339,000	92.9%	8.81%
<b>2002 Value</b>	\$116,900	\$218,000	\$334,900	\$339,000	98.8%	6.99%
<b>Change</b>	+\$18,400	+\$1,500	+\$19,900		+5.9%	-1.82%
<b>% Change</b>	+18.7%	+0.7%	+6.3%		+6.4%	-20.66%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -1.82% and -20.66% actually represent an improvement.

Sales used in Analysis: All improved sales which were verified as good were included in the analysis. Multi-parcel, multi-building, and mobile home sales were excluded. In addition the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2001 Assessment Roll. This excludes previously vacant and destroyed property partial value accounts.

## Population - Improved Parcel Summary Data:

	Land	Imps	Total
<b>2001 Value</b>	\$97,300	\$177,400	\$274,700
<b>2002 Value</b>	\$114,000	\$179,900	\$293,900
<b>Percent Change</b>	+17.2%	+1.4%	+7.0%

Number of improved Parcels in the Population: 8133

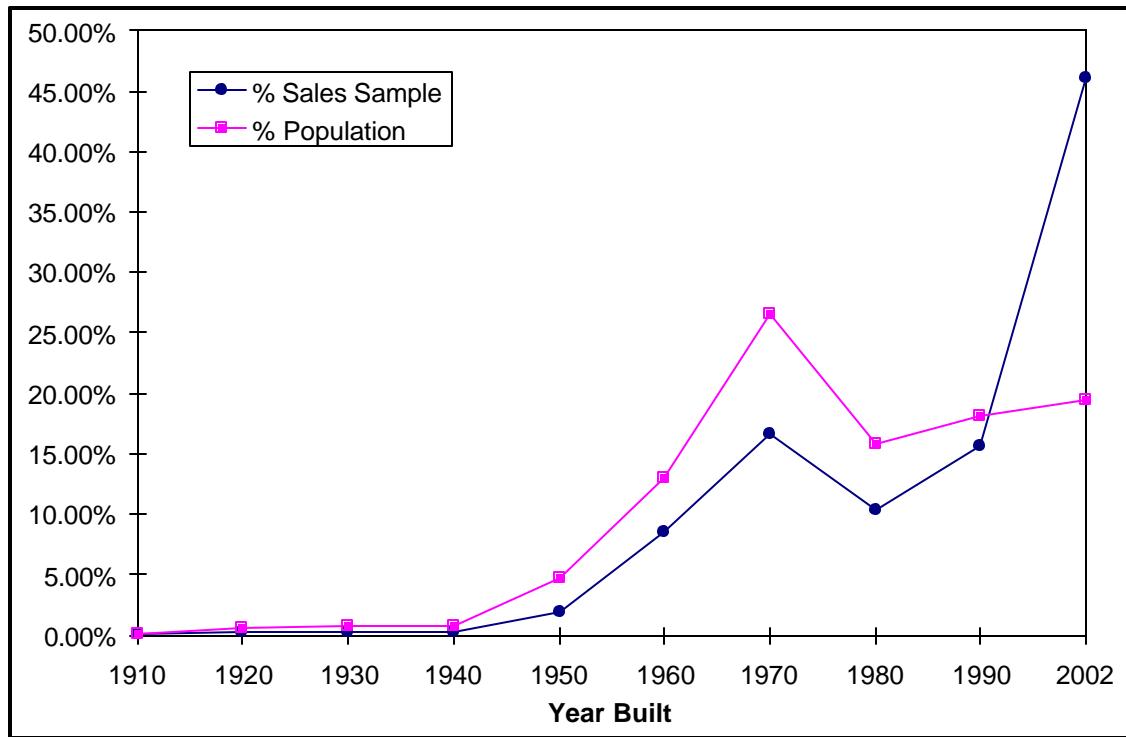
The population summary above excludes multi-building, and mobile home parcels. In addition parcels with 2001 or 2002 Assessment Roll improvement values of \$10,000 or less were excluded to eliminate previously vacant or destroyed property value accounts. These parcels do not reflect accurate percent change results for the overall population.

## Conclusion and Recommendation:

Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 2002 Assessment Roll.

## **Sales Sample Representation of Population - Year Built**

<b>Sales Sample</b>			<b>Population</b>		
Year Built	Frequency	% Sales Sample	Year Built	Frequency	% Population
1910	1	0.10%	1910	14	0.17%
1920	2	0.21%	1920	45	0.55%
1930	3	0.31%	1930	58	0.71%
1940	3	0.31%	1940	59	0.73%
1950	18	1.86%	1950	389	4.78%
1960	83	8.58%	1960	1060	13.03%
1970	161	16.65%	1970	2161	26.57%
1980	100	10.34%	1980	1287	15.82%
1990	151	15.62%	1990	1475	18.14%
2002	445	46.02%	2002	1585	19.49%
	967			8133	

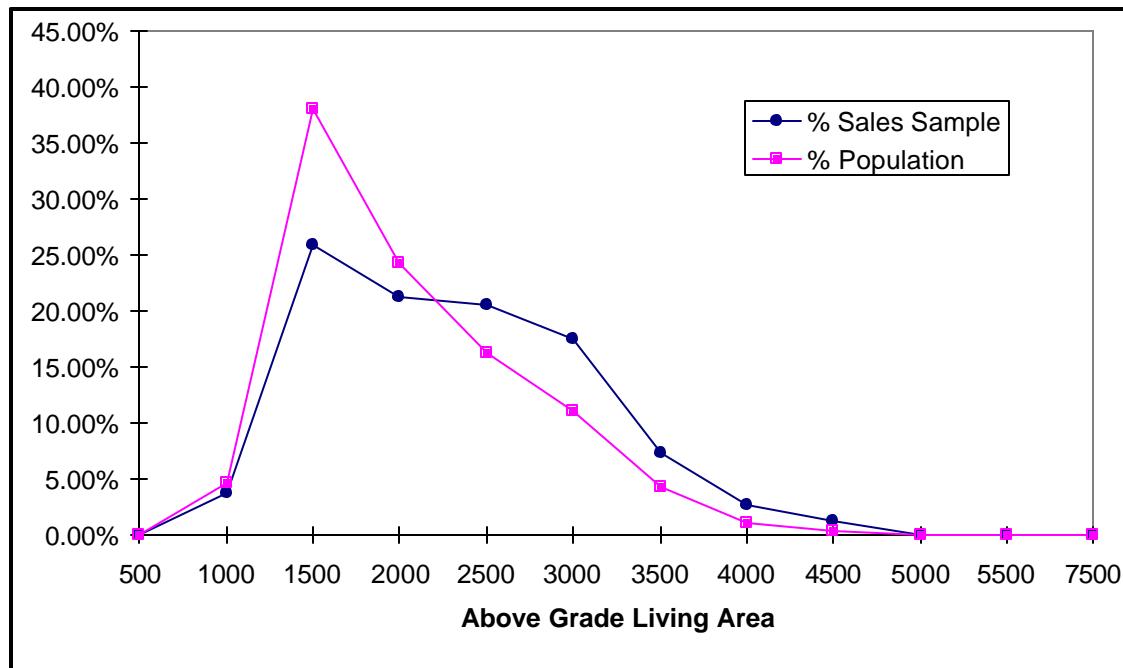


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

## **Sales Sample Representation of Population - Above Grade Living Area**

<b>Sales Sample</b>		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	36	3.72%
1500	250	25.85%
2000	206	21.30%
2500	198	20.48%
3000	169	17.48%
3500	71	7.34%
4000	25	2.59%
4500	12	1.24%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	967	

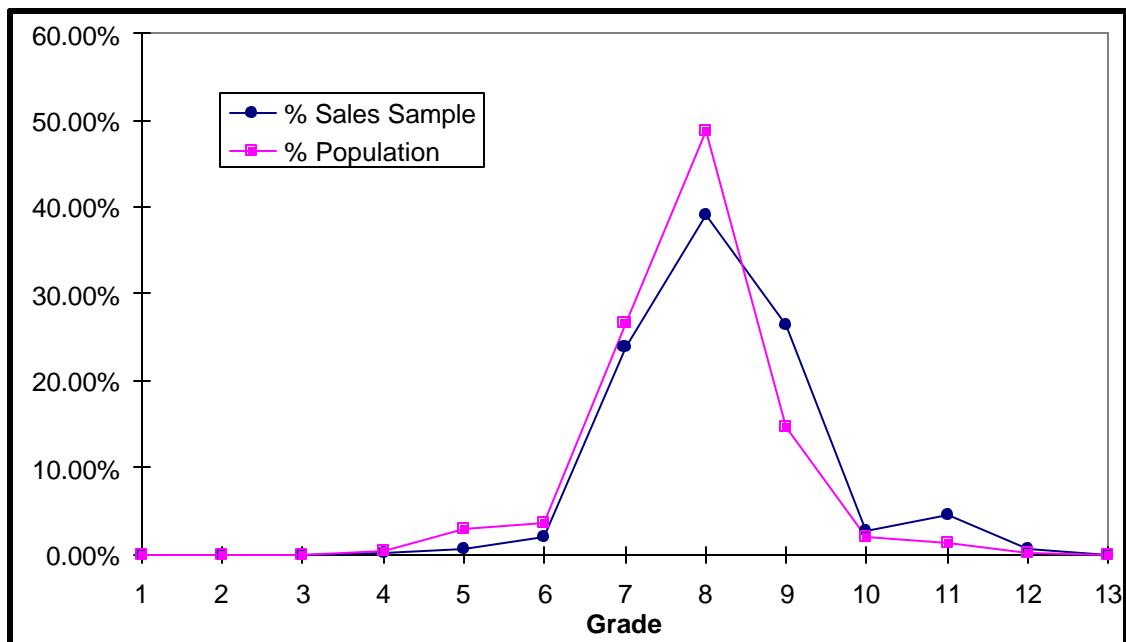
<b>Population</b>		
AGLA	Frequency	% Population
500	1	0.01%
1000	372	4.57%
1500	3099	38.10%
2000	1969	24.21%
2500	1326	16.30%
3000	901	11.08%
3500	341	4.19%
4000	88	1.08%
4500	28	0.34%
5000	4	0.05%
5500	3	0.04%
7500	1	0.01%
	8133	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

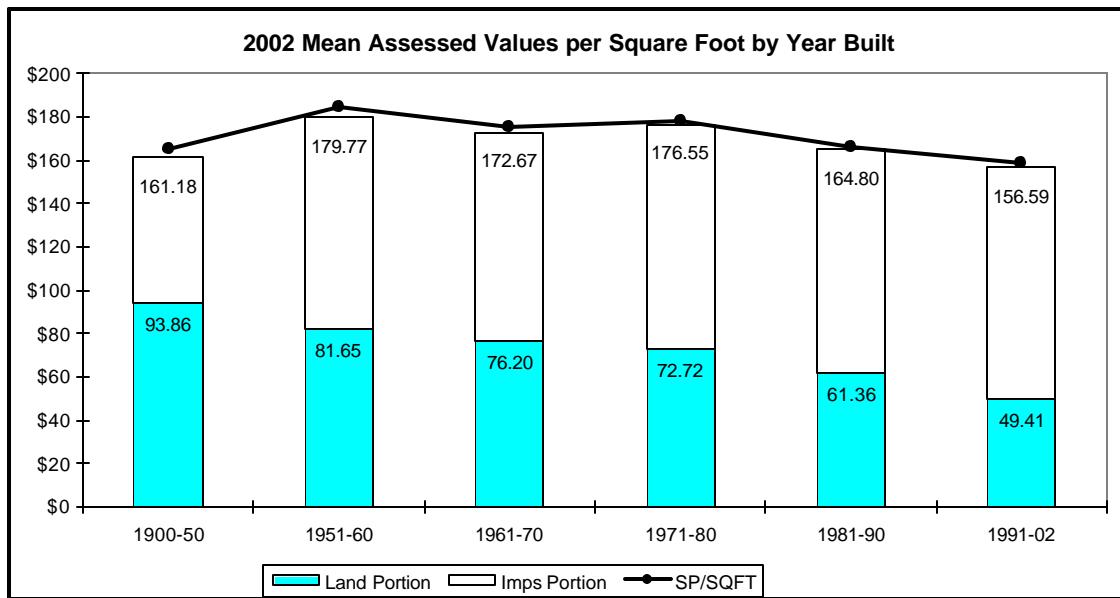
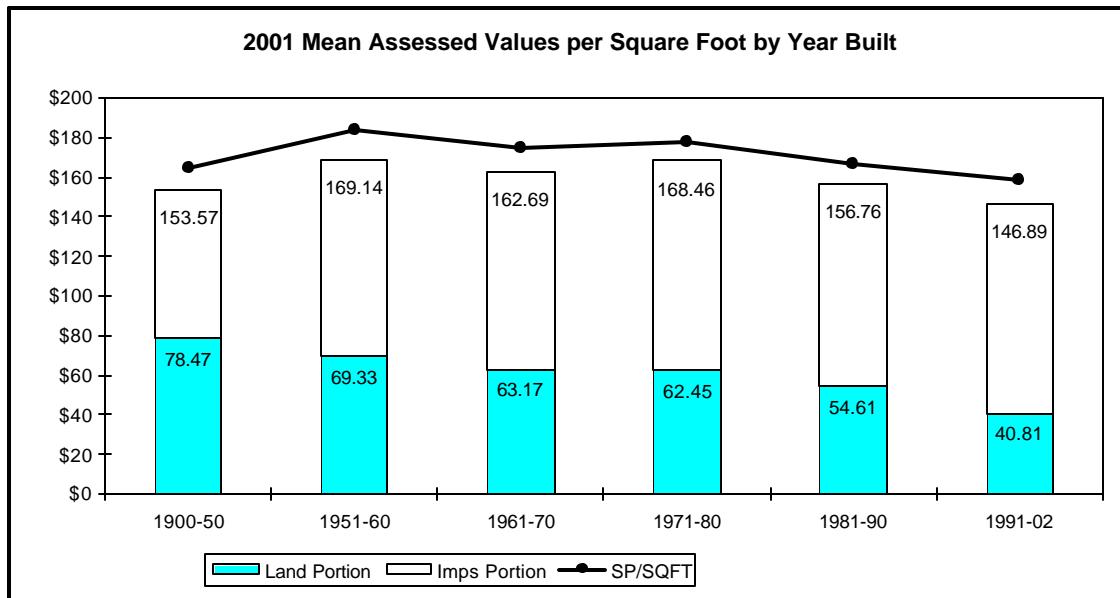
## **Sales Sample Representation of Population - Grade**

<b>Sales Sample</b>			<b>Population</b>		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	2	0.02%
4	1	0.10%	4	24	0.30%
5	5	0.52%	5	237	2.91%
6	20	2.07%	6	287	3.53%
7	231	23.89%	7	2163	26.60%
8	379	39.19%	8	3963	48.73%
9	255	26.37%	9	1186	14.58%
10	27	2.79%	10	154	1.89%
11	44	4.55%	11	109	1.34%
12	5	0.52%	12	8	0.10%
13	0	0.00%	13	0	0.00%
	967			8133	



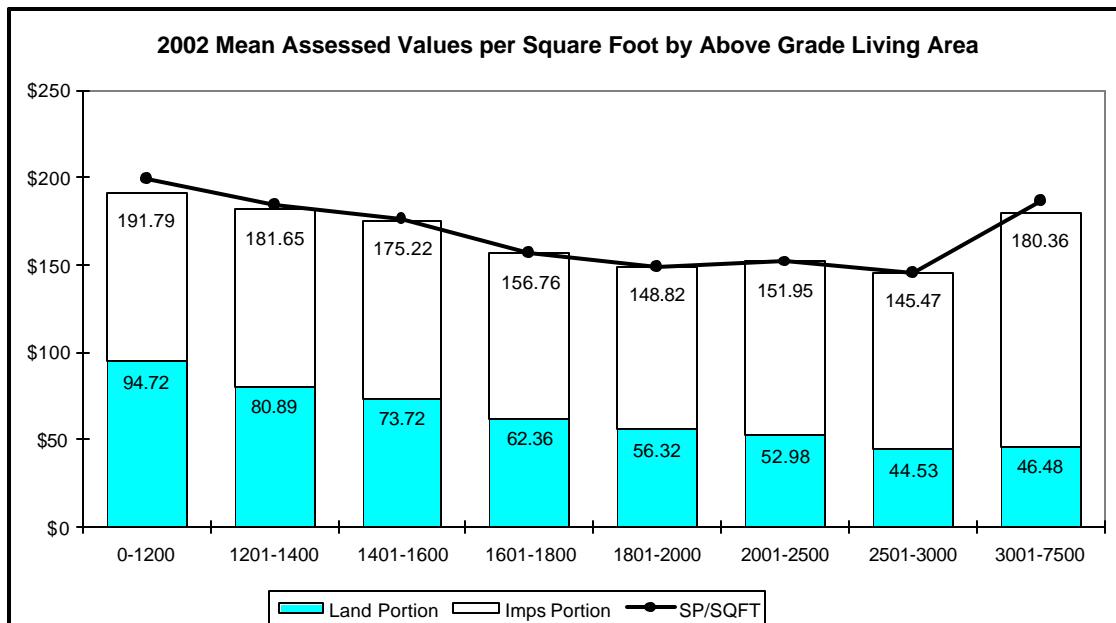
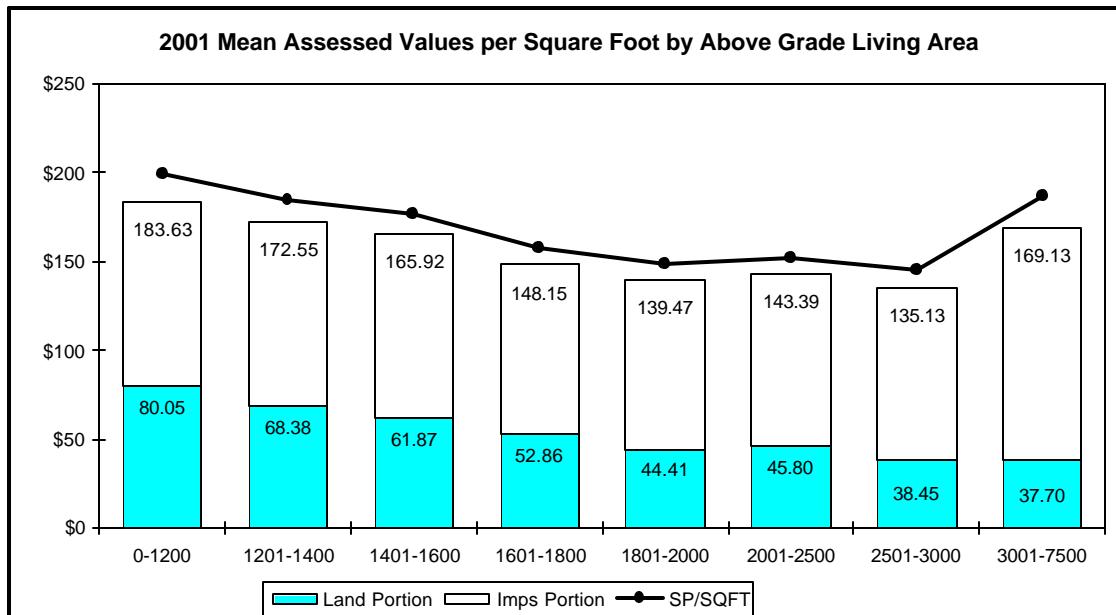
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

## **Comparison of 2001 and 2002 Per Square Foot Values by Year Built**



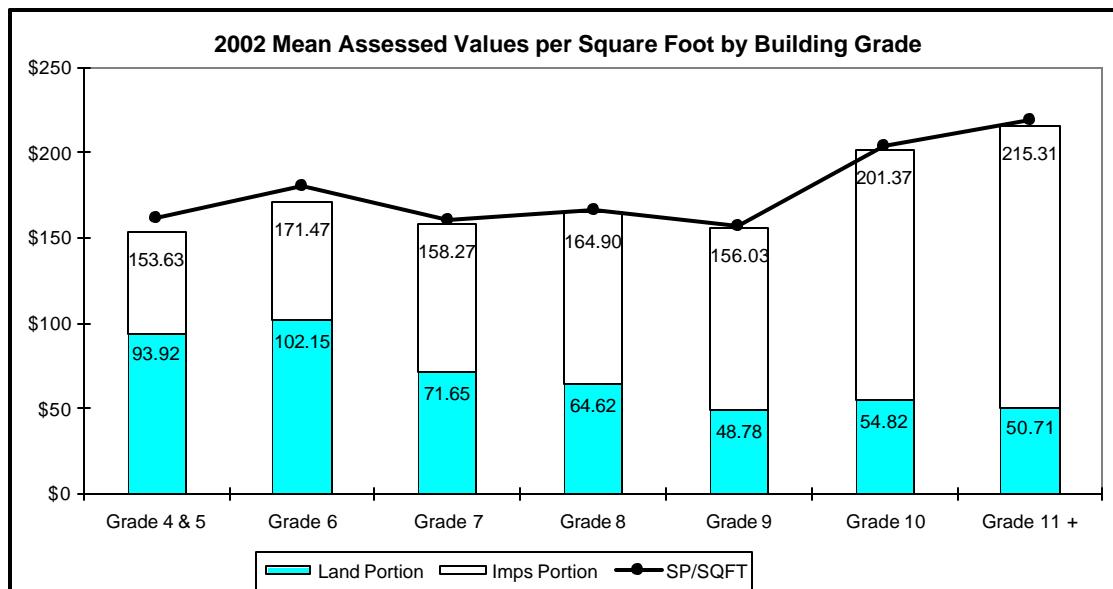
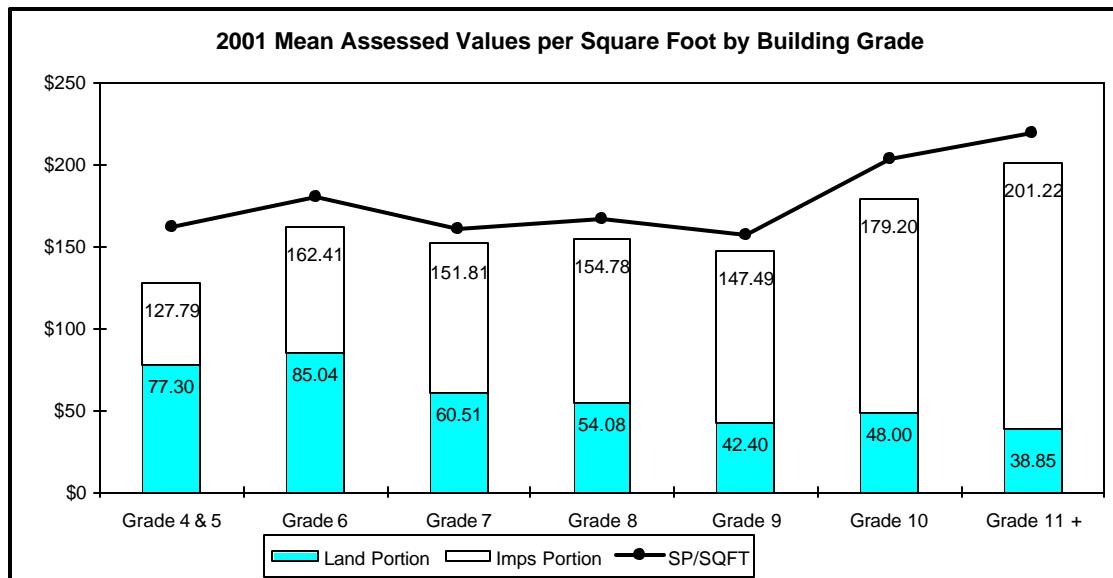
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

**Comparison of 2001 and 2002 Per Square Foot Values by Above Grade Living Area**



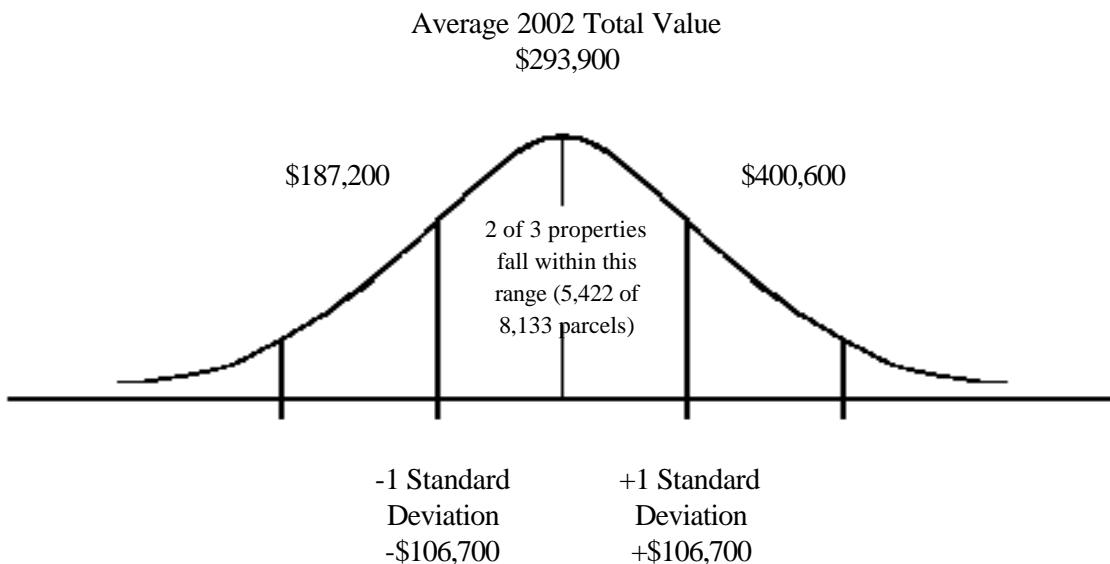
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## **Comparison of 2001 and 2002 Per Square Foot Values by Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2002 recommended values. The values shown in the improvement portion of the chart represent the value for land and improvements.

## ***Population Summary***



The chart above shows the average value for the population. Two of three parcels fall within the upper and lower value limits indicated.

The population summary above does not include sites with multiple buildings or mobile homes that were not included in the sales sample used to develop the valuation model. Parcels with 2001 or 2002 improvement values of \$10,000 or less were also excluded. These were not utilized because of the inaccurate ratios presented by them, since they are largely composed of previously vacant sites, or parcels with improvements which make relatively little contribution to total value.

## **Analysis Process**

### ***Highest and Best Use Analysis***

**As if vacant:** Market analysis of the area, together with current zoning and current and anticipated use patterns, indicate the highest and best use of the overwhelming majority of the appraised parcels is single family residential. Any other opinion of highest and best use is specifically noted in our records, and would form the basis of the valuation of that specific parcel.

**As if improved:** Where any value for improvements, is part of the total valuation, we are of the opinion that the present improvements produce a higher value for the property than if the site was vacant. In appraisal theory, the present use is therefore the highest and best (as improved) of the subject property, though it could be an interim use.

**Standards and Measurement of Data Accuracy:** Sales were verified with the purchaser, seller or real estate agent, where possible. Current data was verified via field inspection and corrected. Data was collected and coded per the assessor's residential procedures manual.

### ***Special Assumptions, Departures and Limiting Conditions***

The sales comparison and cost approaches to value were considered for this mass appraisal valuation. After the sales verification process, the appraiser concluded that the market participants typically do not consider an income approach to value.

The following Departmental guidelines were considered and adhered to:

- Sales from 1/2000 to 1/2002 (at minimum) were considered in all analyses.
- No market trends (market condition adjustments, time adjustments) were applied to sales prices. Models were developed without market trends. The utilization of two years of market information without time adjustments, averaged any net changes over that time period.
- This report intends to meet the requirements of the Uniform Standards of Professional Appraisal Practice, Standard 6.
- King County Residential Appraisers have carefully considered the impact of the national and regional economy on King County's residential real estate market. Prior to the current assessment cycle, countywide ratio studies were performed to reaffirm market direction and promote uniform valuation.

## ***Identification of the Area***

### **Name or Designation:**

Newcastle

### **Boundaries:**

Area 64 is located near the Southeast side of Lake Washington. In general the Northern boundary is at the intersection of Coal Creek Pkwy and I-405. The western boundary is I-405 from Coal Creek Pkwy to NE Park Dr in Renton. The Southern boundary is NE Park Dr, (AKA as NE Sunset Blvd and the Renton Issaquah Road), from I-405 East to 127<sup>th</sup> Pl SE, then Southeast approximately 8 blocks to SE 128<sup>th</sup> and out SE 128<sup>th</sup> Way. The Eastern Boundary is SE 128<sup>th</sup> Way running across May Valley then turning Northwesterly onto SE May Valley road up to approximately 148<sup>th</sup> Av SE. At 148<sup>th</sup> Ave SE the East boundary heads directly North along the Western edge of Cougar Mountain Park. The Eastern boundary continues on from the Western edge of Cougar Mountain Park then in a Northwesterly direction to Coal Creek Pkwy then North to the point of beginning.

### **Maps:**

A general map of the area is included in this report. More detailed Assessor's maps are located on the 7th floor of the King County Administration Building.

### **Area Description:**

This area covers a very wide range of residential properties and neighborhoods. The Northern part of area 64 is sub area 5, which is incorporated by the municipalities of Bellevue and Newcastle. To the South is Sub Area 4, incorporated mostly by the City of Renton and partially by King County. To the Southeast is Sub Area 2, which is May Valley and all Unincorporated King County. Quality of homes range from grade 4 to 12, many built from the early 1900's to the present, with typical values ranging from near \$150,000 up to \$1,500,000. The majority of homes have been built in the last 30 years with a great deal of platting currently in progress for new homes. This area is highly desirable, with homes having both suburban and rural settings and having excellent access and location to commercial centers from a majority of the area.

### **Preliminary Ratio Analysis**

A Ratio Study was completed just prior to the application of the 2002 recommended values. This study benchmarks the current assessment level using 2001 posted values. The study was also repeated after application of the 2002 recommended values. The results are included in the validation section of this report, showing an improvement in the COV from 8.81% to 6.99%.

### **Scope of Data**

#### **Land Value Data:**

Vacant sales from 1/2000 to 1/2002 were given primary consideration for valuing land. There was a sufficient number of vacant land sales to utilize the direct sales comparison approach in establishing land values. Please see Land Model for more detailed information.

### **Improved Parcel Total Value Data:**

Sales information is obtained from excise tax affidavits and reviewed initially by the Accounting Division, Sales Identification Section. Information is analyzed and investigated by the appraiser in the process of revaluation. All sales were verified if possible by calling either the purchaser or seller, inquiring in the field or calling the real estate agent. Characteristic data is verified for all sales if possible. Due to time constraints, interior inspections were limited. Sales are listed in the “Sales Used” and “Sales Removed” sections of this report. Additional information resides in the Assessor’s procedure manual located in the Public Information area of the King County Administration Building.

The Assessor maintains a cost model, which is specified by the physical characteristics of the improvement, such as first floor area, second floor area, total basement area, and number of bathrooms. The cost for each component is further calibrated to the 13 grades to account for quality of construction. Reconstruction Cost New (RCN) is calculated from adding up the cost of each component. Depreciation is then applied by means of a percent good table which is based on year built, grade, and condition, resulting in Reconstruction Cost New less Depreciation (RCNLD). The appraiser can make further adjustments for obsolescence (poor floor plan, design deficiencies, external nuisances etc.) if needed. The Assessor’s cost model generates RCN and RCNLD for principle improvements and accessories such as detached garages and pools.

The Assessor’s cost model was developed by the King County Department of Assessments in the early 1970’s. It was recalibrated in 1990 to roughly approximate Marshall & Swift’s square foot cost tables, and is indexed annually to keep up with current costs.

## **Land Model**

### ***Model Development, Description and Conclusions***

Area 64 is comprised of 9681 parcels of which 88% are improved and mostly located in plats. This area is full of new platting that is in various stages of the platting process, as this is a very desirable location with a great deal of developable land. Most of the new development is taking place in Sub Areas 4 and 5 where typical zoning is six to eight sites per acre with supporting services. Sub Area 2 (May Valley) has very little new development because of its rural setting, typical zoning of RA5, lack of public sewer and the many sensitive area considerations created by May Creek.

There were a sufficient number of vacant land sales to establish land values for single sites, larger sites having development potential and views. Fewer sales existed representing acreage sites in Area 64-2, therefore sales were researched in the adjacent areas of 32-4, 65-3 and 66-2 these sales are listed in the following sections. Sales of comparable lots throughout the area indicated that land in Sub Area 5 was selling at a rate 15% to 20% higher than Sub Areas 4 and 2.

Additional adjustment of value was given for, lot size, topography, shape, nuisances, development potential, and other considerations.

A list of vacant sales used and those considered not reflective of market are included in the following sections.

## **Land Value Model Calibration**

### **Area 64-2 Land Schedule**

<b>Lot Size</b>		West of 148th Av SE	East of 148th Av SE	<b>Lot Size</b>		West of 148th Av SE	East of 148th Av SE
<b>Acres</b>	<b>Sq Ft</b>	<b>Value</b>	<b>Value</b>	<b>Acres</b>	<b>Sq Ft</b>	<b>Value</b>	<b>Value</b>
.11	5,000	\$66,000	\$60,000	1.00	43,560	\$104,000	\$95,000
.16	7,000	\$69,000	\$63,000	1.25	54,450	\$114,000	\$104,000
.18	8,000	\$71,000	\$65,000	1.50	65,340	\$123,000	\$112,000
.23	10,000	\$73,000	\$67,000	1.75	76,230	\$130,000	\$119,000
.28	12,000	\$75,000	\$69,000	2.00	87,120	\$138,000	\$126,000
.32	14,000	\$78,000	\$71,000	2.50	108,900	\$145,000	\$132,000
.37	16,000	\$80,000	\$73,000	3.00	130,680	\$151,000	\$138,000
.41	18,000	\$82,000	\$75,000	3.50	152,460	\$157,000	\$143,000
.46	20,000	\$84,000	\$77,000	4.00	174,240	\$162,000	\$148,000
.50	21,780	\$86,000	\$79,000	4.50	196,020	\$168,000	\$153,000
.75	32,670	\$95,000	\$87,000	5.00	217,800	\$173,000	\$158,000

For every additional acre over 5 acres add \$8,000 per acre.

### **Land Value Adjustments:** For area 64-2

#### **Traffic / Noise**

Moderate.....-\$5,000  
 Heavy.....-\$10,000  
 Extreme.....-\$20-25,000

#### **Territorial Views:**

Average.....\$10 to \$15,000  
 Good.....\$15 to \$25,000

**Topography**.....-5 to 40%  
**Access**.....-5 to 20%  
**Power Lines**.....-5 to 40%  
**Questionable Buildability**.....-10 to 40%  
**Wetlands & Streams** .....-5 to 80%  
**No Perc**.....-70%

(Land model continued on next page)

## Area 64-4 Land Schedule

### Platted / Development Sites

This schedule applies to tax lots and the original platting of the area where sites vary in size and the houses are not uniform. They are also located in the City of Renton having public sewer available to the site. A base lot is 8,000 square feet and valued at \$90,000.

Acreage	Lot Sq Ft	Value	Acreage	Lot Sq Ft	Value
.09	4,000	\$86,000	.28	12,000	\$94,000
.11	5,000	\$87,000	.30	13,000	\$95,000
.14	6,000	\$88,000	.32	14,000	\$96,000
.16	7,000	\$89,000	.34	15,000	\$97,000
.18	8,000	\$90,000	.37	16,000	\$98,000
.21	9,000	\$91,000	.39	17,000	\$99,000
.23	10,000	\$92,000	.41	18,000	\$100,000
.25	11,000	\$93,000	.44	19,000	\$101,000

**Development sites:** these are the larger sites where platting of 1 or more sites is possible. These were valued having a base site @ \$90,000 + (\$25-\$30,000 x total of additional sites).

**Plat Schedule:** This schedule indicates baseland values for plats that are very homogeneous in nature, are formally platted and represent a distinct market area.

#### Older Plats:

The typical house is grade 7, built in the 1960's and 1970's ..... \$85 to 90,000

#### Better Quality Plats:

The typical house is grade 7 and 8, built in the 1980's to present.....\$100 to \$110,000

#### Premium Newer Plats:

These homes are typically grade 9.....\$125 to \$130,000

(Land Schedule continued on the next page)

## Area 64-4 Land Schedule (continued)

### Tax Lots / Non-Development sites

These sites are typically located outside the City of Renton and in King County, not having public sewer. Platting in this area will most likely not occur in the immediate future.

Lot Size		West of Coal Creek	East of Coal Creek	Lot Size		West of Coal Creek	East of Coal Creek
Acres	Sq Ft	Value	Value	Acres	Sq Ft	Value	Value
.11	5,000	\$77,000	\$72,000	.99	43,000	\$108,000	\$101,000
.16	7,000	\$79,000	\$74,000	1.25	54,450	\$116,000	\$108,000
.18	8,000	\$80,000	\$75,000	1.50	65,340	\$124,000	\$116,000
.23	10,000	\$81,000	\$76,000	1.75	76,230	\$132,000	\$123,000
.28	12,000	\$83,000	\$78,000	2.00	87,120	\$140,000	\$131,000
.32	14,000	\$84,000	\$79,000	2.50	108,900	\$156,000	\$146,000
.37	16,000	\$86,000	\$81,000	3.00	130,680	\$172,000	\$161,000
.41	18,000	\$88,000	\$82,000	3.50	152,460	\$188,000	\$176,000
.46	20,000	\$89,000	\$84,000	4.00	174,240	\$204,000	\$191,000
.50	21,780	\$91,000	\$85,000	4.50	196,020	\$220,000	\$206,000
.75	32,670	\$100,000	\$93,000	5.00	217,800	\$236,000	\$221,000

For every additional acre over 5 acres add: \$20,000 per acre on the the Westside of Coal Creek Pkwy or \$19,000 per acre on the Eastside of Coal Creek Pkwy

### **Land Value Adjustments:** For area 64-4

#### **Views:**

##### Territorial

Average.....	\$5,000
Good.....	\$10,000
Excellent.....	\$15,000

##### Seattle

Average.....	\$10,000
Good.....	\$20,000

##### Lake Washington

Fair.....	\$10,000
Average.....	\$20-\$25,000
Good.....	\$30-\$40,000
Excellent.....	\$40-\$60,000

##### Mountain

Average.....	\$10,000
Good.....	\$20,000

#### **Traffic/Noise:**

Moderate....-\$5,000

Heavy... ....-\$10,000

to 40%

Extreme .....-\$20 to \$25,000

**Topography**.....-5 to 70%

**Gas Line or Power Lines**...-5

**No Perc** .....70%

(Land Schedule continued on the next page)

## Area 64-5 Land Schedule

**North section** – This area is West of Coal Creek Pkwy and North of SE 68<sup>th</sup>/ 69<sup>th</sup> Way.

Base Lot in Older Plats.....	\$115,000
Better Quality Plats.....	\$125,000
Premium Newer Plats.....	\$130,000

**Middle section** – This area is West of Coal Creek Pkwy and South of SE 68<sup>th</sup>/69<sup>th</sup> Way and North of SE 80<sup>th</sup> St.

Base Lot in Older Plats.....	\$110,000
Better Quality Plats.....	\$125,000
Premium Newer Plats.....	\$130,000

**South section** – This area is West of Coal Creek Pkwy and South of SE 80<sup>th</sup> Street.

Base Lot in Older Plats .....	\$95,000
Better Quality Plats.....	\$110-115,000
Premium Newer Plats .....	\$130,000

**East section** – The area of 64-5 located east of Coal Creek Pkwy.

Base Lot in Older Plats.....	\$110,000
Better Quality Plats.....	\$125,000
Premium Newer Plats.....	\$150,000
Highlands of Newcastle.....	\$180,000

Older Plats:

The typical house is grade 7 & 8, built in the 1960's and 1970's.

Better Quality Plats:

The typical house is grade 8 and 9, built in the 1980's to present.

Premium Newer Plats:

These homes are typically grade 10 and above, built in the 1990's to present.

(Land model continued on next page)

### Area 64-5 Land Schedule (continued)

**Tax lots and similar type lots** – these are single sites having public sewer and not part of a formal plat. Parcels of this type are greatly influenced by surrounding plats and the potential for development. The base lot size is 8,000 square and feet valued at \$110,000.

Acreage	Lot Sq Ft	Value	Acreage	Lot Sq Ft	Value
.09	4,000	\$106,000	.28	12,000	\$114,000
.11	5,000	\$107,000	.30	13,000	\$115,000
.14	6,000	\$108,000	.32	14,000	\$116,000
.16	7,000	\$109,000	.34	15,000	\$117,000
.18	8,000	\$110,000	.37	16,000	\$118,000
.21	9,000	\$111,000	.39	17,000	\$119,000
.23	10,000	\$112,000	.41	18,000	\$120,000
.25	11,000	\$113,000	.44	19,000	\$121,000

**Development sites:** larger lots having access to public sewer with highest and best use being more than one site. These were valued as having a base site @ \$110,000 + (\$30,000 x total of extra sites).

**Tax Lots / Non-Development sites:** These sites are in areas without public sewer where platting will most likely not occur. The Base Lot is 18,000 square feet @ \$110,000. For lots greater than 1 acre up to 5 acres add \$40,000 per acre.

Lots over 5 acres add \$25,000 per acre. The schedule below indicates values for lots 5 acres and under.

Acreage	Lot Sq Ft	Value	Acreage	Lot Sq Ft	Value
.11	5,000	\$97,000	.99	43,000	\$135,000
.16	7,000	\$99,000	1.25	54,450	\$145,000
.18	8,000	\$100,000	1.50	65,340	\$155,000
.23	10,000	\$102,000	1.75	76,230	\$165,000
.28	12,000	\$104,000	2.00	87,120	\$175,000
.32	14,000	\$106,000	2.50	108,900	\$195,000
.37	16,000	\$108,000	3.00	130,680	\$215,000
.41	18,000	\$110,000	3.50	152,460	\$235,000
.46	20,000	\$112,000	4.00	174,240	\$255,000
.50	21,780	\$113,000	4.50	196,020	\$275,000
.75	32,670	\$124,000	5.00	217,800	\$295,000

(Land model continued on next page)

## Area 64-5 Land Schedule (continued)

**Land Value Adjustments:** For area 64-5

<b>Views:</b>	<u>Territorial</u>	<u>Seattle</u>
	Average.....\$5,000	Average..... \$10,000
	Good.....\$10,000	Good..... \$20,000
	Excellent.....\$15,000	
		<u>Mountain</u>
	<u>Lake Washington</u>	
	Fair.....\$10,000	Average..... \$10,000
	Average.....\$20-\$25,000	Good..... \$20,000
	Good.....\$30-\$40,000	
	Excellent.....\$40-\$60,000	
<b>Traffic/Noise:</b>	Moderate.....-\$5,000 Heavy.....-\$10,000 5 to 40% Extreme .....-\$20 to \$25,000	<b>Topography</b> .....-5 to 70% <b>Gas Line or Power Lines</b> .....- <b>No Perc</b> .....-70%

***Verified Vacant Sales Available to Develop the Valuation Model***  
**Area 64**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Lot Size</b>	<b>View</b>	<b>Water- front</b>
002	022305	9062	1/30/01	73,000	19,166	N	N
002	072306	9156	7/27/01	150,000	306,662	N	N
004	032305	9007	11/2/00	200,000	30,056	N	N
004	032305	9008	3/20/00	129,000	6,972	N	N
004	032305	9120	10/16/01	151,000	107,593	N	N
004	032305	9244	11/9/00	175,000	41,729	N	N
004	042305	9032	9/10/01	250,000	110,206	N	N
004	042305	9037	11/16/00	53,000	71,874	N	N
004	230920	0070	7/16/01	230,050	3,000	N	N
004	230920	0170	7/20/01	217,000	4,000	N	N
004	334390	0253	9/14/01	222,000	6,113	N	N
004	334390	0500	8/28/01	175,000	30,879	N	N
004	334390	0501	8/28/01	613,000	117,879	N	N
004	334390	0737	4/7/00	90,000	7,893	N	N
004	334390	2905	10/12/00	125,000	5,948	N	N
004	334390	3043	10/15/01	230,000	4,998	N	N
004	779100	0070	2/4/00	385,000	6,263	N	N
005	156400	0050	3/15/01	155,000	5,313	N	N
005	156400	0560	4/13/01	165,000	5,874	Y	N
005	202405	9110	5/10/00	90,500	20,900	N	N
005	272405	9021	7/24/00	792,625	99,316	N	N
005	282405	9146	7/18/01	150,000	14,700	N	N
005	282405	9156	6/7/00	125,000	8,274	N	N
005	282405	9157	6/7/00	125,000	7,456	N	N
005	282405	9158	6/7/00	125,000	10,880	N	N
005	322405	9016	5/9/01	790,000	192,099	N	N
005	322405	9061	6/24/00	225,000	75,794	N	N
005	322405	9075	3/24/00	350,000	207,781	N	N
005	334330	0380	7/26/01	700,000	194,278	N	N
005	334330	0864	1/13/00	15,000	6,055	N	N
005	334330	0903	9/11/00	149,000	12,963	Y	N
005	334330	0956	11/9/01	165,000	10,325	Y	N
005	334330	0964	4/5/00	90,000	9,583	Y	N
005	334330	0964	11/20/00	125,500	9,583	Y	N
005	334330	0984	5/25/01	200,000	42,300	Y	N
005	334330	1364	12/21/00	400,000	33,248	N	N
005	334330	1385	9/15/00	795,000	7,700	N	N
005	334330	1490	3/20/01	215,000	12,962	Y	N
005	334510	0140	9/11/01	90,000	21,700	N	N
005	334570	0200	2/20/01	728,000	21,795	N	N
005	334570	0217	10/24/00	260,000	5,831	N	N

005	334630	0300	7/30/01	150,000	44,866	N	N
Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water- front
32-4	102305	9157	3/19/01	168,500	10,018	N	N
32-4	122305	9034	6/19/00	195,000	340,639	N	N
65-3	162306	9084	12/18/00	209,000	393,782	N	N
65-3	328680	0280	10/6/00	66,149	49,658	N	N
66-2	152306	9062	3/24/00	175,000	217,800	N	N
66-2	152306	9065	3/24/00	175,000	217,800	N	N
66-2	152306	9211	5/2/01	185,000	219,978	N	N
66-2	162306	9023	8/28/01	144,500	252,648	N	N

## **Improved Parcel Total Value Model:**

### ***Model Development, Description and Conclusions***

Most sales were field verified and characteristics updated prior to model development. Additionally, all sales from 1/2000 to 1/2002 were given equal consideration and weight in the model. The assessment level sought in this valuation is 100% of market as mandated by the governing jurisdiction.

One Multiplicative regression model was developed for valuing all parcels in area 64, with 1003 improved sales available for analysis. This area covers a very diverse group of residential properties. It is an area that has mostly been platted with the majority of homes in this area being built in the 1960's to the present and is currently experiencing a great deal of new platting and construction. Within area 64 there are 3 distinct areas that are clearly defined by the Sub Area boundaries. Sub Area 2 is located on the West half of May Valley, it is the more rural of the 3 areas being made up of larger parcels with more restrictive zoning, sensitive area issues and very little new construction. Sub Area 4 is made up mostly of average quality constructed non view homes, that are very homogeneous in nature. Sub Area 5 is the most diverse of the 3 sub areas, ranging in quality of construction from average to excellent, having views that greatly impact value and small amount of waterfront on Lake Boren. Most newly constructed homes in Sub 5 are of grade 9 and higher quality of construction, selling from near \$500,000 to near \$1,000,000.

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. Upon completion of the initial review it was determined that there were a sufficient number of sales that characteristics could be further analyzed for adjustments using NCSS (Number Crunching Statistical Software) diagnostic and regression tools in conjunction with Microsoft Excel. Various ratio reports, charts and statistical diagnostics were used to determine needed adjustments required for specific market segments. Variables such as lot size, view coding, condition, living area, traffic noise and building grade were tested during the diagnostic process. Through this process a characteristic based estimated market value (EMV) model was developed to determine market value on most of the improved parcels.

Exception parcels were valued according to appraiser experience and judgment, with reference toward sales of properties most similar in characteristics. Those properties having the data characteristics listed below most likely generated an unrealistic EMV and were subject to appraiser judgment.

- Fair / Poor condition
- Unfinished living area
- Accessory RCNLD greater than \$14,000
- Any Obsolescence, Net condition or percent complete.
- More than 1 living unit.
- Multiple Improvements.

The improved parcel total value models are included later in this report.

## **Improved Parcel Total Value Model Calibration**

### **Estimated Market Value Equation Multiplicative Model Area 64**

Intercept		1.839638
+ If Sub Area is 2 then LN(10)	*	0.07891468
+ If Sub Area is 5 then LN(10)	*	0.04375628
+ IF Major is 133270 (Canyon Oaks Town Homes) then LN(10)	*	0.1554309
+ IF Major is 713552 (Rainier Crest) then LN(10)	*	0.05574336
+ IF Major is 670510 thru 670512 (Pembrook Meadows) then LN(10)	*	0.05123806
+ IF Major is 330396 or 330398 (Highlands at Newcastle) then LN(10)	*	0.05052296
+ Base Land LN(BaseLand/1000)	*	0.5151841
+ Age of House LN(Age+)	*	-0.06297336
+ House Grade LN(Grade) Grade 4=Grade 5	*	0.04544576
+ IF Bldg Grade is greater than 11 then LN(10)	*	0.1277224
+ IF Bldg Condition is Good then LN(10))	*	0.01071279
+ IF Bldg Condition is Very Good then LN(10))	*	0.02724123
+ IF Any Covered Parking then LN((CovPkg/10)+1)	*	0.01828738
+ IF a Split Level then LN(10)	*	-0.01049037
+ First Floor Area LN(FstFlr/100)	*	0.3459013
+ IF there is living Area Above 1 <sup>st</sup> Floor then LN(((SndFlr+HlfFlr+UprFlr)/100)+1)	*	0.1088499
+ IF there is Unfinished Basement, Not incl.Garage then LN(((TotBsmt-FinBsmt-BsmtGar)/100)+1)	*	0.02342167

EMV formula continued on the next page

+ IF there is Finished Basement then

$$\text{LN}((\text{FinBsmt}/100)+1) * 0.05928546$$

$$+ \text{ IF View then } (\text{TotView}>0)*(\text{LN}(10)) * 0.02688528 \\ = \text{Total}$$

$$\text{Then, EXP}(\text{Total}) * 1000 = \text{EMV}$$

Then Truncate EMV to the lowest thousand

$$\text{EMV} = \text{Total Value}$$

$$\text{Land Value} = \text{Base Land Value}$$

$$\text{Improvement Value} = \text{EMV} - \text{Base Land Value}$$

### Adjustments Made to EMV

	<b>Area 64-4</b>	<b>Major</b>	<b>Adjustments</b>	<b>Plat Name</b>
		133270	Improved RCNLD x 1.35 + Baseland	Canyon Oaks
		334390	Total EMV x 1.05	Hillmans Lk Wa Garden of Eden #4
		344920	Total EMV x .95	Honey Creek Heights
		344980	Total EMV x 1.08	Honey Creek
		344981	Total EMV x 1.08	Honey Creek
		344982	Total EMV x 1.08	Honey Creek
		549840	Total EMV x .94	The Meadow
		559205	Total EMV x 1.05	Monterey Heights
		722780	Total EMV x .95	Renton Highlands #2
		778800	Total EMV x 1.05	Sierra Glen
		803540	Total EMV x 1.16	Stonegate
		813210	Total EMV x 1.05	Sunset Hills
		920250	Total EMV x 1.05	Weatherwood II
	<b>Area 64-5</b>			
		195170	Total EMV x .95	Del-Mar Woods Div1
		195180	Total EMV x .95	Del-Mar Woods Div 2
		195181	Total EMV x .95	Del-Mar Woods Div 3
		195182	Total EMV x .95	Del-Mar Woods Div 4
		199960	Total EMV x 1.05	Densmore
		505650	Total EMV x .93	Malibu Park Add
		606790	Total EMV x .97	Newport Glen #1
		606791	Total EMV x .97	Newport Glen #2
		607250	Total EMV x .93	Newport Hills #15
		607260	Total EMV x .93	Newport Hills #17
		607265	Total EMV x .93	Newport Hills #18
		607324	Total EMV x .95	Newport Trace Div #2
		607330	Total EMV x .93	Newport Woods
		630800	Total EMV x .97	The Oaks
		183950	Total EMV x 1.05	Cresto View Add

188764	Total EMV x .92	Dalpay
195466	Total EMV x .95	Demps 2
224980	Total EMV x 1.10	Eden Estates
311990	Total EMV x .95	Harris Garden Home TRS

## **Glossary for Improved Sales**

### **Condition: Relative to Age and Grade**

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

### **Residential Building Grades**

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

***Verified Improved Sales Available to Develop the Valuation Model***

**Area 64**

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
002	522930	0070	4/12/2001	185,000	780	0	4	1936	3	259,617	N	N	17210 SE MAY VALLEY RD
002	522990	0225	10/13/2000	175,000	720	0	5	1949	5	29,145	N	N	15416 SE RENTON-ISSAQAH RD
002	522990	0020	10/19/2000	187,000	950	0	6	1962	2	42,300	N	N	10502 148TH AV SE
002	523100	0090	2/8/2000	154,950	970	0	6	1963	4	7,200	N	N	16121 SE 113TH PL
002	523100	0090	2/20/2001	170,000	970	0	6	1963	4	7,200	N	N	16121 SE 113TH PL
002	540480	0010	10/25/2001	188,000	1,220	0	6	1939	4	32,868	Y	N	18412 SE 128TH ST
002	182306	9208	11/19/2001	223,950	1,080	540	7	1978	4	15,625	N	N	13318 196TH AV SE
002	072306	9058	5/21/2001	260,000	1,130	0	7	1958	4	104,108	N	N	18222 SE 128TH ST
002	072306	9013	8/28/2000	228,000	1,150	290	7	1965	4	43,560	N	N	19433 SE MAY VALLEY RD
002	522990	0180	7/12/2001	175,000	1,160	0	7	1948	5	18,000	N	N	15136 SE RENTON-ISSAQAH RD
002	342405	9112	10/18/2000	232,000	1,160	0	7	1954	5	40,016	N	N	14524 SE MAY VALLEY RD
002	522930	0181	4/11/2000	180,000	1,330	0	7	1949	4	114,998	N	N	17420 SE RENTON-ISSAQAH RD
002	072306	9086	3/3/2000	255,000	1,760	900	7	1963	5	57,063	N	N	19225 SE MAY VALLEY RD
002	522930	0130	4/16/2001	231,500	1,850	0	7	1957	4	145,490	N	N	16721 SE MAY VALLEY RD
002	522990	0146	6/11/2001	330,000	2,880	0	7	1999	3	17,050	N	N	10606 151ST AV SE
002	522990	0227	8/10/2000	290,000	1,860	0	8	1987	3	29,750	N	N	15452 SE RENTON-ISSAQAH RD
002	072306	9070	2/9/2000	349,950	2,180	670	8	1992	3	35,344	N	N	18226 SE 128TH ST
002	072306	9108	11/20/2001	419,000	2,420	0	8	1969	5	223,027	N	N	12008 188TH AV SE
002	342405	9048	5/10/2001	475,000	2,606	0	8	1980	4	79,279	N	N	14127 SE MAY VALLEY RD
002	540480	0020	7/5/2000	399,750	2,950	0	9	2000	3	36,956	Y	N	12767 185TH WY SE
002	540480	0070	1/17/2000	399,850	2,990	0	9	1999	3	39,485	N	N	12733 185TH WY SE
002	540480	0080	8/13/2001	424,300	3,160	0	9	2001	3	34,514	N	N	12725 185TH WY SE
002	072306	9170	1/2/2001	669,000	3,190	0	10	1985	3	217,800	Y	N	12411 184TH AV SE
002	072306	9157	5/17/2001	700,000	4,190	0	11	1991	3	218,235	N	N	18211 SE 121ST PL
004	042305	9068	6/23/2000	255,000	1,280	0	5	1916	5	39,204	N	N	3810 NE 19TH ST
004	722780	1955	4/7/2000	147,500	1,440	0	5	1943	5	7,641	N	N	1730 HARRINGTON AV NE
004	722780	0070	10/17/2001	148,000	1,440	0	5	1943	3	7,731	N	N	1905 HARRINGTON AV NE
004	722780	0040	1/12/2000	150,000	1,750	0	5	1943	4	10,284	N	N	1916 HARRINGTON CIR NE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
004	042305	9119	3/12/2001	159,950	770	0	6	1948	5	7,667	N	N	2201 UNION AV NE
004	334390	0702	3/7/2000	142,000	770	0	6	1943	5	8,130	N	N	2323 NE 27TH ST
004	042305	9147	8/29/2001	149,950	820	0	6	1954	4	6,098	N	N	3332 NE SUNSET BL
004	042305	9164	8/8/2001	154,000	860	0	6	1943	4	7,983	N	N	2633 NE 22ND ST
004	042800	0070	10/18/2001	168,000	960	0	6	1959	4	10,952	N	N	10215 128TH AV SE
004	064630	0160	5/11/2000	147,500	970	0	6	1926	5	7,200	N	N	2233 EDMONDS AV NE
004	183950	0055	8/17/2001	183,000	980	0	6	1948	4	7,891	N	N	1500 KENNEWICK AV NE
004	334390	1362	9/27/2001	167,500	990	0	6	1957	3	9,328	N	N	2216 NE 27TH ST
004	032305	9158	2/15/2000	183,000	1,060	0	6	1962	5	14,955	N	N	2214 DUVALL AV NE
004	334390	3363	12/19/2001	195,000	1,090	0	6	1928	5	8,480	Y	N	1301 KENNEWICK AV NE
004	719350	0045	5/1/2000	154,000	1,170	0	6	1946	3	7,650	N	N	1416 MONTEREY AV NE
004	516970	0129	1/26/2001	195,000	1,360	0	6	1943	4	9,357	N	N	10733 138TH AV SE
004	034570	0320	4/21/2000	175,000	790	0	7	1981	3	7,719	N	N	2302 BLAINE AV NE
004	327618	0270	8/9/2000	217,950	880	400	7	1980	3	11,219	N	N	1718 MONTEREY AV NE
004	183950	0035	2/16/2000	185,000	910	300	7	1955	4	8,108	N	N	1736 NE 14TH ST
004	778840	0135	9/22/2000	165,000	940	0	7	1957	4	8,925	N	N	13013 SE 102ND ST
004	778840	0145	8/20/2001	185,000	940	0	7	1957	4	8,925	N	N	13029 SE 102ND ST
004	778840	0105	10/26/2001	189,900	940	0	7	1957	5	11,600	N	N	3721 NE 22ND PL
004	779100	0020	5/16/2001	174,900	960	0	7	1979	3	7,200	N	N	1714 SHELTON AV NE
004	344950	0150	3/10/2000	155,000	960	0	7	1960	4	7,572	N	N	3317 NE 17TH ST
004	516970	0136	3/6/2000	179,900	960	0	7	1962	4	8,120	N	N	13651 SE 107TH ST
004	688220	0010	2/4/2000	182,950	970	0	7	1974	4	7,231	N	N	1600 CAMAS AV NE
004	344950	0060	7/11/2000	192,000	980	800	7	1958	3	7,560	N	N	1718 MONROE AV NE
004	334390	0205	4/6/2001	160,000	980	0	7	1959	4	9,109	N	N	2424 NE 18TH ST
004	334390	1686	6/1/2001	187,900	990	0	7	1986	3	7,123	N	N	1516 ABERDEEN AV NE
004	334390	1812	10/22/2001	183,500	1,000	0	7	1962	4	7,226	N	N	1517 ABERDEEN AV NE
004	229650	0041	5/21/2001	207,000	1,000	920	7	1973	4	7,800	N	N	2523 JONES AV NE
004	042800	0210	5/31/2001	182,000	1,000	0	7	1961	4	8,160	N	N	10219 126TH AV SE
004	334390	1246	1/21/2000	156,000	1,010	0	7	1968	3	7,254	N	N	2124 BLAINE AV NE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
004	034570	0340	8/7/2001	188,950	1,010	0	7	1981	3	7,719	N	N	2314 BLAINE AV NE
004	042305	9290	4/19/2000	157,950	1,010	0	7	1969	3	9,583	N	N	1813 UNION AV NE
004	523000	0130	11/20/2000	200,000	1,010	1,010	7	1958	4	15,048	N	N	10218 147TH AV SE
004	042800	0140	6/19/2001	172,000	1,040	0	7	1961	5	8,970	N	N	10314 126TH AV SE
004	221600	0020	12/10/2001	189,999	1,040	0	7	1968	4	9,945	N	N	4618 NE 23RD ST
004	225320	0060	2/22/2001	189,500	1,050	0	7	1958	4	9,532	N	N	2012 DAYTON AV NE
004	042305	9149	12/10/2001	219,950	1,060	1,060	7	1962	4	8,500	N	N	2616 NE 22ND ST
004	920250	0270	3/20/2001	222,000	1,080	600	7	1983	3	7,061	N	N	2704 NE 23RD PL
004	042305	9320	8/8/2000	188,000	1,080	490	7	1977	4	7,636	N	N	2813 NE 21ST ST
004	334390	1928	9/27/2000	173,950	1,100	0	7	1962	4	9,188	N	N	2009 ABERDEEN AV NE
004	327618	0180	3/27/2001	209,950	1,110	0	7	1981	4	7,279	N	N	1908 NE 19TH PL
004	042800	0165	2/26/2001	180,750	1,110	0	7	1964	4	9,090	N	N	10020 126TH AV SE
004	779100	0040	6/14/2000	185,000	1,120	0	7	1979	3	8,102	N	N	3902 SHELTON AV NE
004	779100	0040	9/21/2000	179,000	1,120	0	7	1979	3	8,102	N	N	3902 SHELTON AV NE
004	778920	0080	4/26/2000	185,900	1,120	860	7	1959	4	9,202	N	N	10503 126TH AV SE
004	248241	0110	4/11/2000	219,950	1,140	840	7	1978	4	7,945	N	N	4624 NE 22ND PL
004	248241	0160	7/19/2000	240,000	1,140	840	7	1978	4	8,801	N	N	4516 NE 22ND PL
004	523000	0120	9/26/2001	218,000	1,140	830	7	1960	5	15,048	N	N	10228 147TH AV SE
004	754100	0120	8/27/2001	235,265	1,150	900	7	1963	4	6,400	N	N	2533 FERNDALE AV NE
004	034570	0030	8/2/2001	235,000	1,160	500	7	1981	3	7,338	N	N	2307 BLAINE AV NE
004	278770	0270	6/7/2001	209,500	1,160	550	7	1968	5	8,459	N	N	4403 NE 18TH CT
004	278772	1030	5/11/2000	222,000	1,170	730	7	1973	4	7,932	N	N	2005 VASHON AV NE
004	278770	0960	2/29/2000	202,000	1,170	460	7	1968	4	8,085	N	N	4432 NE 19TH ST
004	004950	0040	1/4/2000	181,620	1,170	0	7	1966	4	8,675	N	N	2501 VASHON CT NE
004	920250	0050	3/26/2001	199,050	1,170	0	7	1984	3	9,360	N	N	2603 NE 23RD PL
004	221600	0040	3/28/2000	170,000	1,170	0	7	1968	4	9,945	N	N	4606 NE 23RD ST
004	920250	0100	2/14/2000	186,550	1,170	0	7	1983	3	10,281	N	N	2705 NE 23RD PL
004	278770	0970	9/28/2000	220,000	1,180	570	7	1968	3	7,200	N	N	4428 NE 19TH ST
004	917280	0090	6/12/2000	215,500	1,180	400	7	1994	3	7,207	N	N	2113 CAMAS AV NE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
004	893650	0060	3/15/2000	197,000	1,180	0	7	1967	4	9,314	N	N	1716 MONTEREY CT NE
004	334390	1606	10/25/2000	199,900	1,180	0	7	1959	5	16,128	N	N	1824 ABERDEEN AV NE
004	229650	0045	6/12/2001	249,950	1,180	570	7	1968	3	45,080	N	N	2511 JONES AV NE
004	133270	0230	7/19/2001	250,000	1,190	920	7	1979	5	2,636	N	N	2914 KENNEWICK PL NE
004	311990	0155	3/22/2000	232,000	1,200	1,160	7	1963	4	7,813	N	N	2001 NE 12TH ST
004	278770	0720	5/21/2001	220,000	1,210	600	7	1968	4	7,200	N	N	1809 WHITMAN AV NE
004	225320	0010	10/11/2001	205,000	1,210	600	7	1959	4	9,537	N	N	2125 EDMONDS AV NE
004	034570	0330	7/23/2001	219,000	1,220	0	7	1981	4	7,719	N	N	2308 BLAINE AV NE
004	722780	1990	5/23/2000	165,900	1,240	0	7	2000	3	5,689	N	N	1813 HARRINGTON AV NE
004	278770	0140	12/19/2000	190,000	1,250	0	7	1968	4	7,210	N	N	4401 NE 17TH ST
004	278772	0010	9/26/2000	194,900	1,250	510	7	1977	3	7,347	N	N	1916 ANACORTES AV NE
004	042305	9249	4/23/2001	204,000	1,250	0	7	1977	4	7,637	N	N	2807 NE 21ST ST
004	278770	0290	10/31/2000	189,950	1,250	0	7	1969	4	7,829	N	N	4419 NE 18TH CT
004	778900	0070	5/17/2000	159,950	1,250	0	7	1958	4	8,400	N	N	3818 NE 22ND ST
004	778900	0145	10/18/2001	191,500	1,250	0	7	1958	5	8,400	N	N	3907 NE 22ND ST
004	778900	0185	7/10/2000	170,000	1,250	0	7	1958	5	10,028	N	N	2107 REDMOND AV NE
004	778900	0040	10/3/2000	169,950	1,250	0	7	1958	4	10,370	N	N	2200 QUEEN AV NE
004	334390	0704	10/15/2001	171,000	1,260	0	7	1943	4	8,640	N	N	2315 NE 27TH ST
004	344950	0010	8/20/2001	185,000	1,270	0	7	1958	4	7,520	N	N	3316 NE 17TH PL
004	032305	9100	6/18/2001	171,650	1,290	0	7	1956	4	12,632	N	N	4135 NE 15TH ST
004	334390	2006	5/25/2001	275,000	1,290	640	7	1962	5	20,184	N	N	2517 ABERDEEN AV NE
004	019200	0070	9/15/2000	197,150	1,300	0	7	1966	4	7,201	N	N	2616 NE 24TH ST
004	327618	0200	5/17/2000	198,000	1,300	0	7	1981	3	7,202	N	N	1909 MONTEREY AV NE
004	272000	0130	9/4/2001	195,000	1,300	0	7	1959	4	7,599	N	N	2416 DAYTON AV NE
004	334390	1231	8/9/2001	225,000	1,300	630	7	1963	4	8,164	N	N	1809 BLAINE AV NE
004	327618	0060	3/6/2000	178,000	1,300	0	7	1985	3	14,115	N	N	1826 NE 17TH PL
004	332740	0130	10/25/2000	192,500	1,320	690	7	1965	4	7,575	N	N	1208 DAYTON AV NE
004	722780	1831	4/24/2000	174,400	1,320	0	7	2000	3	9,795	N	N	1308 HARRINGTON AV NE
004	278770	0120	7/14/2000	218,000	1,330	650	7	1968	4	9,437	N	N	4333 NE 17TH ST

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004	278770	0510	5/17/2001	215,000	1,340	780	7	1968	3	7,420	N	N	4232 NE 17TH ST
004	920250	0120	11/27/2001	255,000	1,340	480	7	1983	3	9,023	N	N	2713 NE 23RD PL
004	032305	9190	6/22/2000	180,000	1,340	760	7	1978	2	11,999	N	N	10414 147TH AV SE
004	019210	0170	6/16/2000	195,000	1,360	0	7	1967	4	7,215	N	N	2645 NE 24TH ST
004	920250	0150	5/15/2000	229,500	1,360	800	7	1983	4	7,417	N	N	2809 NE 23RD PL
004	272000	0070	8/23/2000	190,000	1,360	0	7	1961	4	11,077	N	N	2525 DAYTON AV NE
004	606140	0060	6/15/2001	220,001	1,370	0	7	1968	4	9,675	N	N	14019 SE 100TH PL
004	334510	0497	7/3/2001	216,000	1,370	0	7	1942	3	35,615	N	N	12932 SE 95TH WY
004	815582	0120	5/11/2000	212,000	1,380	0	7	1990	3	7,231	N	N	1339 CAMAS AV NE
004	278770	0900	11/21/2001	254,950	1,380	800	7	1969	4	8,151	N	N	4229 NE 19TH ST
004	278772	0300	10/6/2000	230,000	1,380	500	7	1977	4	8,424	N	N	4321 NE 22ND CT
004	278770	0940	9/21/2000	226,000	1,380	800	7	1969	4	8,681	N	N	1830 WHITMAN CT NE
004	952640	0020	11/3/2000	252,000	1,390	600	7	1967	4	7,228	N	N	1908 CAMAS AV NE
004	019210	0020	5/9/2000	189,000	1,390	0	7	1967	4	7,699	N	N	2700 NE 24TH ST
004	278772	0660	9/1/2000	229,000	1,400	500	7	1977	3	6,556	N	N	2102 WHITMAN AV NE
004	683870	0020	6/25/2001	220,000	1,400	0	7	1993	3	7,205	N	N	2111 ABERDEEN PL NE
004	278772	1000	4/25/2001	229,800	1,410	980	7	1973	4	7,875	N	N	2015 VASHON AV NE
004	248241	0140	2/9/2000	217,900	1,420	450	7	1978	3	9,592	N	N	4606 NE 22ND PL
004	683870	0110	5/25/2001	229,500	1,430	0	7	1993	3	7,201	N	N	2008 ABERDEEN PL NE
004	382350	0030	12/11/2001	213,400	1,430	0	7	1976	3	7,216	N	N	2602 CAMAS AV NE
004	778900	0160	10/25/2001	167,000	1,430	0	7	1958	4	8,400	N	N	3815 NE 22ND ST
004	516970	0148	3/6/2000	185,000	1,450	0	7	1965	4	14,904	N	N	13650 SE 107TH ST
004	741940	0040	3/27/2000	193,125	1,470	0	7	1959	4	12,670	N	N	1916 REDMOND AV NE
004	109130	0070	6/25/2001	239,950	1,490	0	7	2001	3	5,070	N	N	1800 ELMA AV NE
004	109130	0040	6/27/2001	235,950	1,490	0	7	2001	3	5,194	N	N	4717 NE 18TH ST
004	004950	0020	10/26/2000	221,000	1,500	600	7	1963	4	7,588	N	N	2513 VASHON CT NE
004	334390	2158	8/29/2001	207,000	1,510	760	7	1963	4	8,970	N	N	2001 NE 27TH ST
004	032305	9099	9/20/2001	222,000	1,520	0	7	1962	4	10,454	N	N	4101 NE 25TH PL
004	932012	0010	5/4/2001	238,950	1,520	0	7	1996	3	15,159	N	N	1180 MONTEREY AV NE

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004	032305	9076	10/13/2000	205,000	1,530	0	7	1996	3	11,127	N	N	5024 NE SUNSET BL
004	722780	1481	9/17/2001	175,000	1,550	0	7	1966	5	7,088	N	N	1519 KIRKLAND AV NE
004	884800	0080	5/10/2001	300,000	1,550	1,550	7	2000	3	10,768	N	N	2709 JONES AV NE
004	722780	0005	6/25/2001	229,950	1,560	0	7	2001	3	3,717	N	N	2005 HARRINGTON CIR NE
004	334390	1109	4/21/2000	225,000	1,570	0	7	1989	3	7,817	N	N	2223 NE 13TH PL
004	779100	0140	10/3/2000	182,000	1,590	0	7	1979	3	7,247	N	N	1609 SHELTON AV NE
004	133270	0010	10/4/2000	187,000	1,610	0	7	1979	4	1,968	N	N	2958 KENNEWICK PL NE
004	133270	0280	11/13/2000	191,000	1,610	0	7	1979	4	2,040	N	N	2904 KENNEWICK PL NE
004	516970	0145	9/14/2000	194,000	1,610	0	7	1943	5	12,986	N	N	13638 SE 107TH ST
004	917280	0080	10/4/2000	234,500	1,620	0	7	1994	3	7,204	N	N	2114 CAMAS AV NE
004	278772	1050	5/22/2001	227,000	1,620	0	7	1973	3	8,645	N	N	4203 NE 20TH ST
004	983890	0050	6/16/2000	210,000	1,630	0	7	1993	3	9,194	N	N	4019 NE 17TH ST
004	917280	0150	2/1/2001	221,000	1,650	0	7	1994	3	7,209	N	N	2007 CAMAS AV NE
004	334390	0244	4/20/2001	207,000	1,650	360	7	1990	3	10,818	N	N	1717 EDMONDS AV NE
004	815582	0090	12/31/2001	250,000	1,670	0	7	1990	3	7,203	N	N	1419 CAMAS AV NE
004	032305	9117	5/18/2000	200,000	1,680	0	7	1994	3	17,859	N	N	1536 VASHON AV NE
004	334390	1891	3/13/2000	259,000	1,710	690	7	1999	3	6,841	N	N	2017 NE 20TH ST
004	815583	0020	8/28/2001	260,000	1,720	0	7	1995	3	7,202	N	N	1331 BLAINE AV NE
004	332740	0100	7/18/2001	223,000	1,720	0	7	1968	4	7,557	N	N	1304 DAYTON AV NE
004	334390	0251	12/19/2000	241,500	1,727	0	7	1997	3	5,127	N	N	2404 NE 17TH PL
004	334390	0252	7/11/2000	255,000	1,727	0	7	1997	3	6,467	N	N	2411 NE 17TH PL
004	329545	0070	6/12/2000	253,650	1,760	0	7	2000	3	4,503	N	N	1627 MONROE AV NE
004	329545	0070	6/22/2001	256,500	1,760	0	7	2000	3	4,503	N	N	1627 MONROE AV NE
004	329545	0090	6/28/2000	250,000	1,760	0	7	2000	3	5,380	N	N	1615 MONROE AV NE
004	779100	0072	10/12/2000	234,950	1,760	0	7	2000	3	6,150	N	N	4000 NE 18TH ST
004	779100	0071	10/19/2000	241,682	1,760	0	7	2000	3	6,150	N	N	4006 NE 18TH ST
004	779100	0070	9/26/2000	237,950	1,760	0	7	2000	3	6,263	N	N	4012 NE 18TH ST
004	779100	0073	10/24/2000	229,950	1,770	0	7	2001	3	7,357	N	N	4003 NE 18TH ST
004	779100	0074	11/3/2000	234,950	1,770	0	7	2001	3	13,043	N	N	4011 NE 18TH ST

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004	329545	0060	3/30/2000	246,950	1,780	0	7	2000	3	4,552	N	N	1633 MONROE AV NE
004	329545	0040	4/6/2000	247,950	1,780	0	7	2000	3	4,553	N	N	1634 MONROE AV NE
004	329545	0080	2/15/2000	245,950	1,780	0	7	2000	3	5,064	N	N	1621 MONROE AV NE
004	334390	3445	6/7/2001	229,500	1,780	0	7	1955	4	15,112	N	N	1504 JONES AV NE
004	109130	0100	6/8/2001	255,924	1,810	0	7	2001	3	6,036	N	N	1818 ELMA AV NE
004	109130	0090	6/22/2001	247,950	1,810	0	7	2001	3	6,036	N	N	1812 ELMA AV NE
004	109130	0020	6/11/2001	249,950	1,810	0	7	2001	3	6,195	N	N	4709 NE 18TH ST
004	109130	0010	6/20/2001	255,500	1,810	0	7	2001	3	6,202	N	N	4703 NE 18TH ST
004	109130	0060	7/10/2001	249,950	1,810	0	7	2001	3	6,580	N	N	4809 NE 18TH ST
004	109130	0050	7/6/2001	252,950	1,810	0	7	2001	3	6,680	N	N	4805 NE 18TH ST
004	109130	0110	6/6/2001	249,950	1,810	0	7	2001	3	7,185	N	N	1805 ELMA AV NE
004	334390	0250	7/21/2000	239,000	1,812	0	7	1997	3	5,148	N	N	2410 NE 17TH PL
004	329545	0010	12/8/2000	235,000	1,880	0	7	2000	3	4,598	N	N	1616 MONROE AV NE
004	329545	0050	6/8/2000	247,950	1,950	0	7	2000	3	4,553	N	N	1639 MONROE AV NE
004	329545	0030	5/4/2000	244,950	1,950	0	7	2000	3	4,554	N	N	1628 MONROE AV NE
004	329545	0110	1/7/2000	245,000	1,950	0	7	2000	3	4,598	N	N	1603 MONROE AV NE
004	042305	9216	2/21/2001	248,450	1,970	0	7	1990	3	28,378	N	N	2720 NE 21ST ST
004	329545	0100	4/27/2000	257,950	2,040	0	7	2000	3	4,500	N	N	1609 MONROE AV NE
004	329545	0020	4/20/2000	256,950	2,040	0	7	2000	3	5,153	N	N	1622 MONROE AV NE
004	032305	9299	4/24/2001	262,000	2,050	0	7	2001	3	7,416	N	N	4700 NE 23RD ST
004	032305	9301	4/21/2001	262,900	2,060	0	7	2001	3	5,219	N	N	4712 NE 23RD ST
004	278770	0630	6/15/2000	215,000	2,100	0	7	1969	4	7,355	N	N	1752 WHITMAN AV NE
004	032305	9083	4/19/2001	266,900	2,180	0	7	2001	3	7,236	N	N	4701 NE 23RD ST
004	334390	1521	6/5/2000	245,000	2,180	0	7	1943	3	12,632	N	N	2125 NE 24TH ST
004	032305	9302	4/20/2001	268,900	2,210	0	7	2001	3	5,140	N	N	4707 NE 23RD ST
004	032305	9300	4/13/2001	268,900	2,210	0	7	2000	3	5,219	N	N	4706 NE 23RD ST
004	109130	0120	5/30/2001	307,110	2,290	0	7	2001	3	10,610	N	N	1815 ELMA AV NE
004	109130	0080	8/9/2001	294,950	2,400	0	7	2001	3	5,727	N	N	1806 ELMA AV NE
004	109130	0030	6/28/2001	289,950	2,400	0	7	2001	3	6,229	N	N	4711 NE 18TH ST

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004	334390	0202	9/10/2001	277,000	2,430	0	7	1991	3	13,172	N	N	1825 EDMONDS AV NE
004	929200	0250	5/1/2000	215,000	1,090	770	8	1976	3	16,150	N	N	9624 125TH PL SE
004	929200	0520	10/30/2000	215,000	1,300	600	8	1977	3	10,300	N	N	12506 SE 99TH ST
004	807903	0290	10/3/2001	312,000	1,340	760	8	1993	3	9,145	N	N	4906 NE 19TH CT
004	535820	0020	7/11/2001	190,000	1,390	0	8	1962	4	7,400	N	N	2517 NE 18TH ST
004	334390	3639	3/17/2001	229,500	1,400	0	8	1977	4	9,305	N	N	2518 JONES AV NE
004	929200	0350	7/18/2000	177,000	1,400	0	8	1968	4	14,433	N	N	9908 126TH AV SE
004	807900	0460	8/15/2000	275,000	1,430	460	8	1987	3	7,228	N	N	4922 NE 23RD ST
004	042305	9030	6/7/2001	205,000	1,450	0	8	1968	4	41,382	N	N	3709 NE 19TH ST
004	807901	0670	9/1/2000	280,750	1,460	650	8	1989	3	7,202	N	N	2063 ILWACO AV NE
004	344920	0040	4/17/2001	254,992	1,490	0	8	2001	3	4,840	N	N	2633 NE 25TH ST
004	334450	0091	6/15/2000	275,000	1,490	1,400	8	1959	4	16,875	Y	N	1625 JONES AV NE
004	032305	9164	1/15/2001	324,950	1,490	1,490	8	1963	5	72,309	N	N	9630 COAL CREEK PW SE
004	334450	0101	10/16/2000	245,000	1,500	0	8	1953	4	21,840	Y	N	1801 JONES AV NE
004	723090	0010	8/26/2001	255,000	1,510	750	8	1979	4	8,617	N	N	1519 DAYTON CT NE
004	559205	0060	11/21/2000	226,950	1,530	0	8	2001	3	4,948	N	N	1303 MONTEREY AV NE
004	334390	3358	5/26/2000	315,000	1,550	1,490	8	1974	4	8,193	Y	N	1319 KENNEWICK AV NE
004	929200	0540	3/22/2000	259,000	1,560	1,450	8	1967	4	10,400	Y	N	12507 SE 99TH ST
004	807901	0610	11/27/2001	280,000	1,690	590	8	1989	3	7,214	N	N	2059 HOQUIAM CT NE
004	334390	3400	2/18/2000	240,000	1,690	0	8	1977	4	10,500	Y	N	1701 NE 14TH ST
004	395650	0100	4/4/2000	265,000	1,710	0	8	1996	3	6,239	N	N	2018 NE 28TH PL
004	042305	9333	9/21/2000	254,950	1,710	0	8	1995	3	13,080	N	N	1915 UNION AV NE
004	388832	0140	5/24/2001	244,400	1,730	0	8	2001	3	5,512	N	N	3137 NE 20TH PL
004	929200	0020	11/9/2000	232,500	1,740	0	8	1967	5	9,600	N	N	9837 124TH AV SE
004	559205	0090	7/13/2000	234,950	1,760	0	8	2001	3	4,947	N	N	1321 MONTEREY AV NE
004	559205	0040	11/7/2000	234,950	1,760	0	8	2000	3	5,564	N	N	1310 MONTEREY AV NE
004	559205	0020	11/17/2000	234,950	1,760	0	8	2001	3	5,564	N	N	1322 MONTEREY AV NE
004	559205	0050	6/26/2000	234,950	1,760	0	8	2001	3	5,611	N	N	1304 MONTEREY AV NE
004	559205	0100	1/8/2001	259,950	1,760	940	8	2000	3	5,892	N	N	1327 MONTEREY AV NE

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004	334390	3529	8/8/2001	259,000	1,760	0	8	1981	3	8,965	N	N	1703 NE 20TH ST
004	807903	0350	3/26/2001	329,000	1,780	640	8	1993	3	9,592	N	N	4905 NE 19TH CT
004	032305	9179	8/21/2000	298,200	1,790	1,020	8	1958	5	20,150	N	N	10930 144TH AV SE
004	662590	0150	11/3/2000	253,500	1,840	480	8	1975	4	11,000	N	N	9633 122ND AV SE
004	395650	0050	4/16/2001	324,950	1,850	0	8	1996	3	6,848	N	N	2001 NE 28TH PL
004	723090	0030	4/11/2001	220,000	1,880	0	8	1979	4	7,605	N	N	1507 DAYTON CT NE
004	032305	9008	8/10/2001	275,000	1,920	0	8	2001	3	6,972	N	N	2018 DUVALL AV NE
004	388832	0040	9/14/2000	247,500	1,940	0	8	2000	3	5,000	N	N	1913 KIRKLAND PL NE
004	388832	0020	10/17/2000	247,500	1,940	0	8	2000	3	5,000	N	N	1925 KIRKLAND PL NE
004	388832	0050	12/4/2000	249,950	1,940	0	8	2000	3	5,114	N	N	1907 KIRKLAND PL NE
004	807900	0430	2/15/2001	250,000	1,940	0	8	1987	3	7,208	N	N	4928 NE 23RD ST
004	559205	0080	12/22/2000	254,950	1,950	0	8	2000	3	4,947	N	N	1315 MONTEREY AV NE
004	559205	0030	11/17/2000	253,950	1,950	0	8	2001	3	5,564	N	N	1316 MONTEREY AV NE
004	334390	1407	4/27/2000	239,900	1,960	0	8	2000	3	4,541	N	N	2116 NE 27TH ST
004	344920	0020	12/6/2000	252,345	2,000	0	8	2001	3	4,500	N	N	2621 NE 25TH ST
004	344920	0090	11/29/2000	249,950	2,000	0	8	2001	3	4,512	N	N	2422 FERNDALE PL NE
004	344920	0110	12/7/2000	249,950	2,000	0	8	2001	3	4,680	N	N	2434 FERNDALE PL NE
004	344920	0170	11/30/2000	249,950	2,000	0	8	2001	3	4,706	N	N	2628 NE 25TH ST
004	344920	0160	12/13/2000	252,450	2,000	0	8	2001	3	4,825	N	N	2632 NE 25TH ST
004	388832	0160	3/12/2001	253,900	2,000	0	8	2000	3	5,512	N	N	3142 NE 20TH PL
004	388832	0150	10/5/2001	252,900	2,000	0	8	2000	3	5,512	N	N	3143 NE 20TH PL
004	388832	0090	4/25/2001	253,900	2,000	0	8	2001	3	5,512	N	N	3141 NE 19TH PL
004	388832	0170	6/25/2001	247,500	2,000	0	8	2001	3	5,512	N	N	3136 NE 20TH PL
004	388832	0100	8/24/2001	258,239	2,000	0	8	2001	3	5,512	N	N	3140 NE 19TH PL
004	344920	0070	12/18/2000	254,950	2,000	0	8	2000	3	5,861	N	N	2626 NE 24TH CT
004	344920	0060	1/25/2001	259,212	2,000	0	8	2001	3	5,861	N	N	2632 NE 24TH CT
004	388832	0070	4/24/2001	259,000	2,000	0	8	2001	3	6,019	N	N	3133 NE 19TH PL
004	344920	0190	12/27/2000	260,122	2,000	0	8	2001	3	6,644	N	N	2614 NE 25TH ST
004	388832	0030	12/12/2000	254,900	2,010	0	8	2000	3	5,000	N	N	1919 KIRKLAND PL NE

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004	388832	0010	1/16/2001	252,900	2,010	0	8	2000	3	5,224	N	N	1931 KIRKLAND PL NE
004	195466	0010	2/12/2001	239,999	2,020	0	8	2000	3	6,731	N	N	2302 NE 112TH ST
004	334390	1406	4/25/2000	239,900	2,030	0	8	2000	3	4,920	N	N	2120 NE 27TH ST
004	334390	1405	3/9/2000	239,900	2,030	0	8	2000	3	5,204	N	N	2124 NE 27TH ST
004	813210	0290	6/25/2001	288,900	2,030	0	8	1996	3	7,222	N	N	2409 KENNEWICK AV NE
004	807904	0240	12/22/2000	307,500	2,030	0	8	1992	3	9,381	N	N	1521 ILWACO AV NE
004	195466	0020	6/18/2001	235,000	2,050	0	8	2001	3	6,519	N	N	2306 NE 12TH ST
004	813210	0060	3/9/2001	310,000	2,070	0	8	1995	3	8,464	N	N	1807 NE 25TH PL
004	388832	0080	7/18/2001	256,900	2,080	0	8	2001	3	5,487	N	N	3135 NE 19TH PL
004	395650	0060	6/27/2000	328,000	2,090	0	8	1996	3	6,773	Y	N	2000 NE 28TH PL
004	807904	0290	12/21/2000	290,000	2,130	0	8	1992	3	14,419	N	N	1501 ILWACO AV NE
004	807904	0310	1/24/2001	299,950	2,140	0	8	1991	3	7,862	N	N	1516 ILWACO AV NE
004	807901	0100	3/1/2000	278,000	2,140	0	8	1989	3	8,066	Y	N	2220 ILWACO AV NE
004	813210	0180	2/9/2000	347,500	2,160	1,290	8	1995	3	11,095	N	N	2514 KENNEWICK PL NE
004	388832	0120	12/22/2000	258,900	2,170	0	8	2001	3	5,979	N	N	3132 NE 19TH PL
004	813210	0250	6/22/2000	347,900	2,170	1,090	8	1995	3	7,422	N	N	2511 KENNEWICK AV NE
004	388832	0190	7/13/2001	269,400	2,170	0	8	2001	3	9,010	N	N	2012 KIRKLAND PL NE
004	804405	0060	6/1/2001	297,500	2,200	0	8	1996	3	5,578	N	N	1930 SHELTON CT NE
004	334390	1655	7/24/2001	279,900	2,200	0	8	2001	3	6,399	N	N	2111 NE 17TH CT
004	388832	0130	12/21/2000	259,900	2,200	0	8	2001	3	6,890	N	N	3131 NE 20TH PL
004	813210	0210	3/26/2001	337,000	2,200	0	8	1995	3	7,205	N	N	1814 NE 25TH PL
004	334390	1654	10/22/2001	282,900	2,210	0	8	2001	3	6,399	N	N	2112 NE 17TH CT
004	807901	0640	7/17/2000	287,000	2,210	0	8	1989	3	7,616	N	N	2072 HOQUIAM CT NE
004	522650	0240	5/7/2001	298,000	2,230	0	8	1989	3	7,738	N	N	4625 NE 18TH ST
004	334390	0737	12/29/2000	250,000	2,230	0	8	2000	3	7,893	N	N	2325 NE 28TH ST
004	807902	0110	2/7/2001	300,000	2,250	0	8	1990	3	9,351	N	N	1809 HOQUIAM CT NE
004	807902	0110	8/14/2001	328,000	2,250	0	8	1990	3	9,351	N	N	1809 HOQUIAM CT NE
004	804405	0020	3/28/2001	279,000	2,260	0	8	1996	3	5,225	N	N	1906 SHELTON CT NE
004	807901	0200	2/28/2000	290,000	2,260	0	8	1989	3	7,274	N	N	5110 NE 23RD ST

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004	807900	0510	8/14/2001	302,500	2,260	0	8	1989	3	7,678	N	N	2207 ELMA AV NE
004	344920	0050	11/7/2000	272,987	2,320	0	8	2001	3	6,720	N	N	2638 NE 24TH CT
004	344920	0080	10/12/2000	278,974	2,320	0	8	2000	3	8,229	N	N	2618 NE 24TH CT
004	344920	0030	11/30/2000	286,128	2,330	0	8	2001	3	4,516	N	N	2627 NE 25TH ST
004	344920	0180	3/12/2001	300,644	2,330	0	8	2001	3	4,704	N	N	2620 NE 25TH ST
004	334390	1730	8/18/2000	245,000	2,330	0	8	1982	3	13,228	N	N	1330 ABERDEEN AV NE
004	559205	0010	1/11/2001	299,195	2,350	850	8	2001	3	7,153	N	N	1328 MONTEREY AV NE
004	559205	0070	12/27/2000	279,950	2,360	0	8	2001	3	4,911	N	N	1309 MONTEREY AV NE
004	344920	0010	11/9/2000	278,067	2,450	0	8	2001	3	6,300	N	N	2615 NE 25TH ST
004	807904	0510	5/29/2001	339,500	2,450	0	8	1991	3	7,737	N	N	5108 NE 18TH CT
004	662591	0140	6/24/2000	259,000	2,450	0	8	1977	3	12,150	N	N	12308 SE 96TH PL
004	807902	0130	2/16/2000	277,000	2,490	0	8	1990	3	7,799	N	N	1802 HOQUIAM PL NE
004	807903	0130	8/21/2000	305,000	2,510	0	8	1992	3	7,417	N	N	1808 FIELD PL NE
004	807903	0130	3/7/2001	305,000	2,510	0	8	1992	3	7,417	N	N	1808 FIELD PL NE
004	807904	0390	2/16/2000	300,000	2,530	0	8	1992	3	7,888	N	N	1714 ILWACO AV NE
004	388832	0180	12/22/2000	277,900	2,560	0	8	2001	3	6,302	N	N	3130 NE 20TH PL
004	807903	0400	11/21/2001	323,500	2,560	0	8	1990	3	7,315	N	N	1803 FIELD AV NE
004	807901	0650	7/3/2000	297,500	2,560	0	8	1988	3	7,637	N	N	5131 NE 21ST ST
004	804405	0050	2/29/2000	299,950	2,560	0	8	1996	3	7,781	N	N	1924 SHELTON CT NE
004	807905	0080	2/23/2000	310,000	2,560	0	8	1994	3	8,250	N	N	5020 NE 20TH PL
004	807904	0150	12/12/2000	315,000	2,560	0	8	1993	3	8,577	N	N	5109 NE 17TH ST
004	344920	0140	4/3/2001	299,870	2,590	0	8	2001	3	5,107	N	N	2446 NE 25TH ST
004	344920	0150	1/18/2001	284,950	2,590	0	8	2001	3	6,064	N	N	2638 NE 25TH ST
004	804405	0070	12/13/2001	329,000	2,590	0	8	1996	3	6,235	N	N	1929 SHELTON CT NE
004	344920	0130	12/26/2000	300,347	2,590	0	8	2001	3	7,077	N	N	2450 NE 25TH ST
004	807901	0060	7/18/2001	322,500	2,590	0	8	1989	3	7,200	Y	N	2086 ILWACO AV NE
004	807904	0440	5/16/2000	311,000	2,590	0	8	1993	3	7,226	N	N	1734 ILWACO AV NE
004	807904	0660	6/23/2000	315,000	2,610	0	8	1992	3	8,991	N	N	5102 NE 17TH ST
004	807904	0200	1/17/2000	317,000	2,620	0	8	1992	3	9,030	N	N	1603 ILWACO AV NE

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004	807902	0140	7/25/2001	333,000	2,640	0	8	1990	3	9,043	N	N	1806 HOQUIAM CT NE
004	807902	0270	11/20/2000	331,100	2,640	0	8	1990	3	12,874	N	N	1822 ILWACO AV NE
004	522650	0070	5/29/2001	310,000	2,660	0	8	1989	3	7,959	N	N	4510 NE 19TH ST
004	522650	0370	4/25/2001	335,000	2,690	0	8	1989	3	7,263	N	N	1810 BREMERTON AV NE
004	522650	0250	8/31/2000	303,500	2,780	0	8	1989	3	7,290	N	N	1808 CHELAN PL NE
004	522650	0180	6/19/2000	291,000	2,940	0	8	1989	3	7,208	N	N	4513 NE 18TH ST
004	807904	0160	7/12/2001	355,000	2,970	0	8	1992	3	7,689	N	N	5113 NE 17TH ST
004	334390	3080	3/23/2000	257,500	1,640	720	9	1978	4	9,080	N	N	1806 NE 27TH ST
004	334390	1320	2/7/2001	279,900	1,950	0	9	1990	3	9,312	N	N	2115 NE 27TH ST
004	934760	0030	2/25/2000	298,950	2,240	0	9	2000	3	4,959	N	N	1800 NE 26TH PL
004	934760	0070	4/11/2000	283,000	2,280	0	9	2000	3	6,926	N	N	1831 NE 26TH PL
004	934760	0100	5/3/2000	288,500	2,320	0	9	2000	3	5,479	N	N	1715 NE 26TH PL
004	934760	0080	3/16/2000	301,950	2,320	0	9	2000	3	5,829	N	N	1807 NE 26TH PL
004	731200	0090	5/7/2001	305,000	2,380	0	9	1990	3	7,508	N	N	4420 NE 25TH CT
004	934760	0040	3/16/2000	305,950	2,390	0	9	2000	3	7,246	N	N	1806 NE 26TH PL
004	934760	0050	5/4/2000	294,500	2,390	0	9	2000	3	12,289	N	N	1825 NE 26TH PL
004	344982	0030	5/12/2000	387,000	2,410	0	9	1998	3	6,470	N	N	3420 NE 23RD PL
004	344982	0280	10/20/2000	389,000	2,410	0	9	1998	3	10,063	N	N	3507 NE 23RD CT
004	934760	0020	2/22/2000	309,950	2,536	0	9	2000	3	4,959	N	N	1714 NE 26TH PL
004	731200	0200	10/10/2001	334,950	2,580	0	9	1990	3	8,354	N	N	4523 NE 26TH CT
004	934760	0090	2/22/2000	305,500	2,620	0	9	2000	3	5,712	N	N	1801 NE 26TH PL
004	934760	0060	2/28/2000	303,500	2,620	0	9	2000	3	8,671	N	N	1819 NE 26TH PL
004	344981	0150	11/13/2000	402,000	2,676	0	9	1997	3	8,366	N	N	3530 NE 24TH CT
004	803540	0370	12/21/2001	432,500	2,770	0	9	1998	3	17,568	N	N	5505 NE 21ST CT
004	042810	0545	12/31/2001	352,000	2,940	0	9	1998	3	8,768	N	N	2130 125TH AV SE
004	803540	0020	9/29/2000	539,500	3,060	0	9	1997	3	15,000	N	N	5602 NE 26TH ST
004	344982	0300	3/13/2001	369,990	3,116	0	9	1998	3	10,524	N	N	3519 NE 23RD CT
004	803540	0330	6/7/2001	553,950	3,300	0	9	1999	3	17,133	N	N	2101 LYONS AV NE
004	344982	0050	8/23/2001	428,900	3,310	0	9	1997	3	7,358	N	N	3408 NE 23RD PL

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004	344980	0140	7/9/2001	430,000	3,370	0	9	1996	3	9,522	N	N	2519 LYNNWOOD AV NE
004	344982	0110	5/22/2000	424,950	3,490	0	9	1998	3	7,436	N	N	2311 OLYMPIA AV NE
004	344980	0290	9/9/2001	464,950	3,710	0	9	1996	3	8,674	N	N	2515 MONROE CT NE
005	334330	0644	1/17/2001	172,000	700	0	6	1942	4	9,920	N	N	6407 LAKE WASHINGTON BL SE
005	334330	0460	8/2/2001	309,000	840	0	6	1938	1	100,623	N	N	11240 SE 80TH ST
005	334630	0315	7/17/2001	190,000	920	0	6	1985	3	7,980	N	N	8426 116TH AV SE
005	342405	9039	1/10/2000	218,000	1,520	0	6	1928	5	147,668	N	N	8727 COAL CREEK PW SE
005	320500	0060	8/9/2001	208,000	940	0	7	1960	4	9,886	N	N	7031 121ST PL SE
005	334510	0148	10/18/2000	259,950	960	640	7	1956	5	21,600	N	N	11611 SE 90TH ST
005	078800	0090	8/16/2000	265,000	1,090	740	7	1988	3	4,491	N	N	6102 115TH PL SE
005	320520	0500	7/20/2001	237,500	1,100	0	7	1964	4	8,800	N	N	7380 126TH PL SE
005	320520	0080	7/25/2000	243,000	1,100	600	7	1962	3	9,200	N	N	7405 125TH PL SE
005	320520	0440	6/15/2001	249,000	1,100	1,100	7	1963	3	9,709	N	N	12616 SE 73RD PL
005	638540	0005	4/14/2000	192,000	1,100	0	7	1959	4	14,463	N	N	8671 118TH AV SE
005	320520	0050	8/2/2001	252,000	1,100	480	7	1967	3	18,000	N	N	12327 SE 74TH ST
005	607130	0040	10/8/2001	250,500	1,150	0	7	1959	4	10,800	N	N	12227 SE 55TH PL
005	202405	9061	5/25/2000	287,475	1,170	920	7	1951	5	15,681	N	N	5812 LAKE WASHINGTON BL SE
005	221611	0030	8/29/2000	203,000	1,180	0	7	1970	3	10,097	N	N	8811 123RD AV SE
005	607130	0180	10/29/2001	250,000	1,180	300	7	1961	4	10,144	N	N	5237 120TH AV SE
005	320500	0270	6/21/2000	209,950	1,200	0	7	1960	5	9,350	N	N	7015 122ND AV SE
005	334510	0145	6/20/2000	255,000	1,200	1,080	7	1957	3	21,600	N	N	11605 SE 90TH ST
005	858910	0010	3/14/2000	205,500	1,250	0	7	1966	4	9,672	N	N	7851 116TH AV SE
005	403550	0060	6/5/2001	226,500	1,250	0	7	1955	4	10,427	N	N	4756 119TH AV SE
005	206480	0600	1/10/2000	239,500	1,270	0	7	1969	5	8,792	N	N	12554 SE 74TH PL
005	320500	0260	1/10/2000	195,500	1,270	0	7	1960	4	9,350	N	N	7023 122ND AV SE
005	320500	0260	6/14/2001	229,950	1,270	0	7	1960	4	9,350	N	N	7023 122ND AV SE
005	320500	0140	11/8/2001	239,950	1,270	0	7	1960	5	9,350	N	N	7030 121ST PL SE
005	206480	0620	2/11/2000	245,000	1,270	0	7	1969	5	9,491	N	N	12549 SE 74TH PL
005	320500	0580	7/31/2001	223,500	1,270	0	7	1962	3	13,175	N	N	7022 123RD AV SE

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005	320500	0630	10/18/2001	190,000	1,270	0	7	1962	3	13,175	N	N	7062 123RD AV SE
005	320500	0160	3/8/2001	242,000	1,290	0	7	1960	4	9,350	N	N	7046 121ST PL SE
005	770800	0030	9/29/2000	270,000	1,290	730	7	1968	4	11,550	N	N	11507 SE 80TH ST
005	320510	0170	6/6/2000	227,000	1,300	0	7	1962	4	7,705	N	N	12111 SE 71ST ST
005	320480	0070	1/26/2001	230,000	1,330	800	7	1968	4	8,855	N	N	7313 123RD AV SE
005	320510	0040	3/8/2001	252,500	1,330	0	7	1962	5	9,712	N	N	7015 121ST AV SE
005	607250	0060	7/11/2000	239,500	1,350	0	7	1963	5	8,531	N	N	6320 121ST AV SE
005	334630	0271	9/24/2001	239,000	1,350	0	7	1959	5	13,728	N	N	8038 116TH AV SE
005	607250	0070	7/20/2000	228,000	1,370	0	7	1963	4	7,145	N	N	6327 121ST PL SE
005	320500	0440	10/8/2001	238,950	1,390	0	7	1962	5	8,500	N	N	7063 123RD AV SE
005	334570	0035	4/25/2001	189,950	1,400	0	7	1946	4	63,850	N	N	4124 LINCOLN AV NE
005	320480	0520	7/12/2000	215,750	1,410	0	7	1967	4	7,700	N	N	7229 123RD AV SE
005	786000	0040	6/19/2001	259,900	1,420	0	7	1969	5	10,223	N	N	11443 SE 87TH ST
005	320510	0120	2/23/2001	225,000	1,420	0	7	1962	4	10,424	N	N	12120 SE 71ST PL
005	770800	0010	4/27/2001	235,000	1,420	0	7	1968	4	12,655	N	N	11521 SE 80TH ST
005	334330	0022	6/7/2000	221,000	1,430	0	7	1966	4	9,600	N	N	11456 SE 68TH ST
005	323900	0240	7/9/2001	315,000	1,430	1,000	7	1963	5	9,689	Y	N	7715 113TH AV SE
005	607250	0120	10/20/2000	238,000	1,440	0	7	1964	4	8,883	N	N	6505 121ST PL SE
005	403590	0030	12/18/2001	252,500	1,460	1,460	7	1955	3	18,900	N	N	11644 SE 46TH ST
005	202405	9104	8/8/2001	249,900	1,470	0	7	1987	4	16,117	N	N	5932 114TH PL SE
005	320480	0030	6/30/2000	236,500	1,490	0	7	1968	4	12,865	N	N	7220 123RD AV SE
005	790250	0040	2/22/2001	239,000	1,520	0	7	1963	4	15,241	N	N	8932 121ST AV SE
005	323900	0170	4/19/2000	290,000	1,550	1,500	7	1963	3	10,859	Y	N	11225 SE 76TH ST
005	320520	0590	6/19/2000	229,000	1,630	0	7	1962	5	8,400	N	N	7336 125TH PL SE
005	858910	0120	6/5/2001	255,000	1,710	0	7	1967	4	9,514	N	N	7831 115TH AV SE
005	607250	0220	3/3/2000	244,000	1,720	0	7	1963	4	7,695	N	N	6324 121ST PL SE
005	403550	0025	5/9/2000	206,500	1,750	0	7	1955	3	15,850	N	N	4636 119TH AV SE
005	320480	0110	9/21/2000	227,000	1,870	0	7	1978	3	10,355	N	N	7305 122ND AV SE
005	320480	0250	6/29/2001	264,250	1,930	0	7	1969	4	8,425	N	N	12008 SE 73RD PL

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005	106660	0125	3/7/2001	247,000	2,020	0	7	1959	3	10,714	N	N	11605 SE 89TH ST
005	789500	0100	11/6/2001	290,000	2,040	0	7	1966	4	10,950	Y	N	11413 SE 86TH ST
005	320480	0420	8/16/2001	255,000	2,050	0	7	1968	4	7,700	N	N	7215 122ND AV SE
005	078800	0170	4/20/2001	369,950	2,110	1,280	7	1992	3	7,358	N	N	6129 115TH PL SE
005	078800	0190	2/17/2000	246,500	2,140	0	7	1990	3	4,650	N	N	6145 115TH PL SE
005	607200	0570	5/15/2000	267,000	2,170	0	7	1967	4	13,050	N	N	6233 122ND AV SE
005	334510	0123	3/1/2000	342,000	2,230	540	7	1917	4	63,363	N	N	2336 NE 31ST ST
005	078800	0070	2/11/2000	253,000	2,380	0	7	1909	4	8,690	N	N	6015 116TH AV SE
005	403490	0105	8/1/2000	240,000	860	720	8	1955	4	17,300	N	N	4465 LAKE HEIGHTS ST
005	607323	0150	1/24/2001	275,000	950	900	8	1985	5	6,577	N	N	6715 119TH AV SE
005	606790	0200	5/9/2000	269,950	1,100	880	8	1977	4	7,938	N	N	6628 118TH AV SE
005	607180	0540	8/14/2000	279,000	1,110	1,110	8	1962	5	8,400	N	N	6129 127TH PL SE
005	607180	0270	8/31/2001	278,000	1,110	1,110	8	1962	4	8,500	N	N	12526 SE 62ND PL
005	607180	0800	4/18/2001	272,000	1,110	1,110	8	1962	4	9,100	N	N	6116 127TH PL SE
005	607160	0270	10/4/2000	247,000	1,110	1,110	8	1961	4	9,750	N	N	12668 SE 60TH ST
005	606790	0290	5/25/2001	267,000	1,140	1,010	8	1977	4	7,332	N	N	11704 SE 67TH PL
005	607120	0780	1/10/2000	227,000	1,140	0	8	1959	4	8,314	N	N	11714 SE 56TH ST
005	606790	0210	2/15/2001	247,000	1,140	540	8	1977	3	9,000	N	N	6620 118TH AV SE
005	505650	0110	3/14/2000	248,250	1,160	1,160	8	1967	4	12,640	N	N	6320 123RD AV SE
005	195183	0010	5/8/2001	292,950	1,170	350	8	1986	4	7,556	N	N	6910 128TH PL SE
005	607120	0990	1/29/2001	283,500	1,170	1,100	8	1960	4	14,760	N	N	5216 119TH AV SE
005	320520	0210	8/22/2001	280,000	1,180	1,000	8	1967	4	9,520	N	N	12324 SE 74TH ST
005	607330	0350	8/28/2000	247,500	1,190	1,080	8	1968	3	9,030	N	N	7010 127TH PL SE
005	206480	0560	7/20/2001	249,500	1,200	520	8	1975	4	7,490	N	N	7414 125TH PL SE
005	206480	0020	6/22/2001	256,000	1,240	670	8	1976	3	10,279	N	N	12762 SE 73RD PL
005	947772	0040	10/12/2000	255,000	1,240	960	8	1979	3	11,639	N	N	9230 118TH PL SE
005	607324	0010	2/14/2000	272,400	1,250	1,110	8	1986	4	9,534	N	N	6903 119TH PL SE
005	607290	0160	6/29/2000	305,000	1,260	960	8	1986	3	5,702	N	N	6209 113TH PL SE
005	607180	0640	5/21/2001	289,900	1,260	1,260	8	1963	4	8,400	N	N	6224 127TH AV SE

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005	607140	0600	7/26/2000	250,000	1,270	620	8	1961	5	8,775	N	N	12559 SE 53RD ST
005	195181	0100	9/21/2001	279,950	1,270	890	8	1976	4	12,009	N	N	6713 128TH AV SE
005	195180	0140	4/24/2000	256,000	1,280	950	8	1975	3	13,002	N	N	6453 131ST AV SE
005	607120	0635	11/10/2000	285,000	1,290	700	8	1958	4	9,030	N	N	5252 116TH PL SE
005	607120	0570	9/20/2001	296,000	1,290	970	8	1959	4	9,123	N	N	5251 116TH PL SE
005	607130	0350	9/14/2000	258,500	1,290	600	8	1959	4	9,450	N	N	5237 122ND PL SE
005	947770	0080	4/25/2001	290,000	1,290	690	8	1973	5	9,627	N	N	11903 SE 92ND ST
005	195180	0010	10/10/2000	256,000	1,300	870	8	1976	4	9,687	N	N	6460 131ST AV SE
005	607210	0490	8/18/2000	292,000	1,310	960	8	1973	3	8,480	N	N	12512 SE 65TH ST
005	607200	0360	12/13/2001	262,000	1,310	1,250	8	1962	4	9,850	N	N	12225 SE 62ND ST
005	403590	0115	4/5/2000	278,300	1,310	0	8	1956	4	12,000	N	N	4745 118TH AV SE
005	670510	0290	8/29/2001	282,000	1,320	0	8	1986	3	2,935	N	N	6612 113TH PL SE
005	670512	0250	1/10/2000	264,000	1,320	0	8	1986	3	2,960	N	N	6709 113TH PL SE
005	607276	0100	8/17/2000	294,950	1,320	690	8	1974	4	6,200	N	N	12204 SE 47TH PL
005	195170	0030	6/22/2001	320,000	1,320	740	8	1968	4	8,750	N	N	6504 128TH AV SE
005	607140	0730	7/24/2001	262,500	1,320	530	8	1960	4	8,800	N	N	5430 125TH AV SE
005	607240	0710	11/19/2001	289,000	1,320	520	8	1971	5	11,350	N	N	12012 SE 51ST ST
005	334330	0949	4/17/2000	380,000	1,320	1,100	8	1968	4	12,552	Y	N	6818 LAKE WASHINGTON BL SE
005	334330	0949	1/18/2001	393,000	1,320	1,100	8	1968	4	12,552	Y	N	6818 LAKE WASHINGTON BL SE
005	607276	0060	4/26/2000	256,000	1,320	690	8	1974	4	15,148	N	N	12226 SE 47TH PL
005	607180	0570	7/19/2001	265,000	1,330	700	8	1963	4	8,469	N	N	6151 127TH PL SE
005	858910	0210	8/24/2001	270,000	1,330	360	8	1967	4	10,008	N	N	11416 SE 79TH ST
005	334510	0061	9/20/2000	324,000	1,330	1,220	8	1977	4	27,199	N	N	3435 LINCOLN DR NE
005	607330	0480	10/19/2001	235,000	1,340	1,210	8	1967	3	7,577	N	N	12512 SE 70TH ST
005	606790	0320	10/24/2001	308,000	1,340	1,000	8	1977	4	7,700	N	N	6624 117TH AV SE
005	607330	0550	4/17/2001	287,000	1,340	1,210	8	1966	4	7,725	N	N	12541 SE 70TH ST
005	607330	0790	8/20/2001	209,950	1,340	0	8	1967	4	7,725	N	N	12536 SE 72ND ST
005	606790	0280	3/16/2001	270,000	1,340	1,100	8	1977	3	8,965	N	N	6641 118TH AV SE
005	206480	0650	5/11/2000	278,500	1,340	430	8	1969	4	9,592	N	N	12569 SE 74TH PL

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005	607180	0660	3/5/2001	315,000	1,340	1,200	8	1962	4	9,950	N	N	6210 127TH AV SE
005	403610	0150	10/30/2001	430,000	1,340	920	8	1956	5	20,610	Y	N	4741 116TH AV SE
005	607160	0450	2/10/2000	242,500	1,350	670	8	1961	4	8,400	N	N	12657 SE 60TH ST
005	505650	0360	8/22/2001	282,500	1,350	700	8	1967	5	9,000	N	N	12219 SE 64TH PL
005	607160	0490	6/10/2001	247,500	1,350	720	8	1963	4	15,043	N	N	12460 SE 60TH ST
005	195181	0060	12/13/2001	265,000	1,360	980	8	1976	4	8,326	N	N	6714 128TH AV SE
005	607120	0545	1/9/2001	270,000	1,370	1,370	8	1960	4	8,395	N	N	5211 116TH PL SE
005	195170	0600	11/26/2001	272,000	1,370	700	8	1968	4	8,600	N	N	12810 SE 67TH ST
005	195170	0570	8/3/2000	289,000	1,370	700	8	1967	4	8,605	N	N	6624 128TH AV SE
005	607200	0760	10/25/2001	285,950	1,380	790	8	1962	4	8,400	N	N	12219 SE 60TH PL
005	607160	0370	6/25/2001	242,000	1,380	650	8	1961	4	8,454	N	N	12515 SE 60TH ST
005	206480	0720	4/18/2001	251,675	1,380	600	8	1977	3	8,615	N	N	12508 SE 75TH PL
005	607200	0820	6/20/2001	262,900	1,380	700	8	1967	4	8,925	N	N	12126 SE 60TH PL
005	206480	0540	5/17/2000	252,000	1,380	320	8	1975	4	8,981	N	N	7430 125TH PL SE
005	206480	0390	4/7/2000	272,450	1,380	260	8	1976	4	9,833	N	N	7367 127TH AV SE
005	607200	0080	10/24/2001	305,000	1,380	1,380	8	1966	4	12,400	N	N	6200 123RD AV SE
005	607100	0105	10/26/2000	419,915	1,390	1,000	8	1958	5	11,500	Y	N	4905 116TH AV SE
005	607200	0750	4/25/2000	247,950	1,400	0	8	1963	4	8,400	N	N	12211 SE 60TH PL
005	607180	0690	11/8/2000	283,000	1,400	720	8	1962	4	8,651	N	N	12634 SE 62ND ST
005	403610	0105	10/26/2000	325,000	1,400	670	8	1959	4	11,050	Y	N	4760 116TH AV SE
005	195180	0770	6/21/2000	243,520	1,400	770	8	1976	4	12,800	N	N	6620 131ST AV SE
005	670512	0190	7/20/2000	264,000	1,414	0	8	1986	3	2,319	N	N	6629 113TH PL SE
005	670511	0010	6/20/2000	247,000	1,420	0	8	1986	3	2,462	N	N	11401 SE 156TH ST
005	607276	0330	9/20/2000	267,950	1,420	710	8	1975	3	7,050	N	N	4621 123RD AV SE
005	607276	0350	4/21/2000	275,000	1,420	840	8	1975	3	7,438	N	N	4633 123RD AV SE
005	607120	0760	12/11/2000	241,500	1,420	0	8	1958	4	8,314	N	N	11715 SE 54TH PL
005	195180	0210	6/4/2001	269,000	1,420	800	8	1974	4	8,350	N	N	6625 131ST AV SE
005	195180	0160	1/2/2001	269,950	1,420	790	8	1975	3	10,600	N	N	12916 SE 66TH ST
005	607220	0410	11/20/2001	318,500	1,420	730	8	1965	5	13,600	N	N	6213 129TH AV SE

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005	713550	0440	4/1/2000	326,000	1,430	1,000	8	1985	4	10,682	N	N	7519 135TH AV SE
005	195180	0750	8/24/2000	236,000	1,430	1,000	8	1976	3	11,350	N	N	6634 131ST AV SE
005	403610	0170	9/25/2001	348,000	1,430	920	8	1959	4	11,700	N	N	11619 SE 48TH ST
005	713550	0160	5/4/2000	298,000	1,430	650	8	1984	3	12,730	N	N	7702 134TH AV SE
005	670510	0280	4/27/2000	235,000	1,450	0	8	1986	3	2,262	N	N	6614 113TH PL SE
005	607330	0160	11/7/2000	275,500	1,450	1,210	8	1967	4	10,362	N	N	7206 125TH AV SE
005	403590	0045	5/23/2000	289,000	1,450	1,400	8	1956	4	19,800	N	N	4600 118TH AV SE
005	670512	0100	8/7/2001	280,000	1,453	0	8	1986	3	2,225	N	N	6702 113TH PL SE
005	638890	0860	4/25/2000	317,500	1,460	640	8	1988	3	14,365	N	N	8614 129TH CT SE
005	713550	0460	4/20/2000	319,000	1,470	1,130	8	1986	3	11,149	N	N	7531 135TH AV SE
005	607120	0135	4/11/2000	260,000	1,470	830	8	1959	3	13,321	N	N	5425 116TH AV SE
005	947772	0210	9/6/2000	260,000	1,480	900	8	1979	4	13,572	N	N	9237 117TH AV SE
005	947772	0110	12/6/2000	310,000	1,480	1,190	8	1979	4	14,847	N	N	11707 SE 92ND PL
005	206480	0050	9/21/2000	245,000	1,490	670	8	1976	3	7,466	N	N	7348 127TH PL SE
005	607160	0770	8/15/2000	220,000	1,490	0	8	1962	3	8,400	N	N	5652 125TH AV SE
005	607100	0215	6/6/2000	288,871	1,490	1,190	8	1959	4	19,100	N	N	5010 117TH AV SE
005	713550	0120	11/9/2000	314,000	1,500	530	8	1984	3	9,791	N	N	13322 SE 77TH CT
005	403490	0110	2/26/2001	220,000	1,500	0	8	1953	4	17,183	N	N	4473 LAKE HEIGHTS ST
005	607330	0580	10/26/2000	245,000	1,510	770	8	1967	4	7,725	N	N	12559 SE 70TH ST
005	320480	0180	6/7/2001	295,000	1,510	440	8	1977	4	8,744	N	N	12009 SE 73RD PL
005	607160	0580	7/23/2001	300,000	1,510	570	8	1961	4	9,500	N	N	5924 125TH AV SE
005	947770	0170	9/18/2001	278,500	1,510	0	8	1972	4	9,598	N	N	9104 120TH AV SE
005	221225	0090	11/27/2000	310,000	1,510	1,090	8	1988	4	9,993	N	N	6306 114TH AV SE
005	607230	0390	10/18/2000	332,000	1,510	1,390	8	1965	3	10,005	N	N	12622 SE 49TH ST
005	607260	0400	11/27/2001	259,950	1,520	860	8	1967	4	7,925	N	N	6720 121ST AV SE
005	195180	0790	2/29/2000	226,950	1,520	0	8	1976	4	11,650	N	N	13117 SE 66TH ST
005	607120	0850	1/11/2001	238,500	1,530	0	8	1961	4	8,450	N	N	11844 SE 56TH ST
005	403490	0015	6/21/2001	273,000	1,530	1,530	8	1956	4	17,500	Y	N	4448 119TH AV SE
005	221225	0200	8/21/2000	265,000	1,540	0	8	1988	3	6,850	N	N	6343 114TH AV SE

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005	607260	0470	4/13/2000	280,000	1,540	720	8	1966	5	8,748	N	N	12154 SE 68TH PL
005	607260	0120	5/26/2000	255,000	1,540	750	8	1967	4	8,800	N	N	12153 SE 68TH PL
005	607250	0440	6/5/2000	283,000	1,540	690	8	1963	3	10,075	N	N	6710 121ST PL SE
005	607240	0540	7/24/2001	289,000	1,540	0	8	1969	5	10,944	N	N	5017 120TH AV SE
005	320510	0200	8/13/2001	280,000	1,550	0	8	1962	5	9,156	N	N	12120 SE 71ST ST
005	607120	0295	6/27/2001	300,000	1,550	760	8	1959	4	9,232	N	N	5634 116TH PL SE
005	607210	0760	5/31/2001	267,500	1,560	0	8	1974	4	12,000	N	N	6519 125TH AV SE
005	607240	0220	3/13/2000	259,950	1,560	400	8	1976	4	12,560	N	N	4904 123RD PL SE
005	947770	0050	6/26/2000	285,000	1,570	780	8	1973	4	9,439	N	N	9121 120TH AV SE
005	607260	0380	8/29/2001	253,500	1,580	400	8	1968	4	7,223	N	N	6714 121ST AV SE
005	607265	0040	7/25/2001	274,950	1,580	900	8	1968	4	14,138	N	N	6590 123RD AV SE
005	334510	0281	11/17/2000	349,950	1,580	1,480	8	1977	5	24,750	N	N	12206 SE 91ST ST
005	607260	0260	1/25/2001	325,000	1,590	1,590	8	1974	5	8,864	N	N	6707 121ST AV SE
005	403550	0115	2/7/2001	265,000	1,600	1,260	8	1955	3	17,961	N	N	4635 119TH AV SE
005	607230	0730	6/27/2000	286,000	1,610	850	8	1964	5	7,613	N	N	4918 126TH AV SE
005	607210	0350	8/21/2001	285,000	1,610	790	8	1972	4	8,400	N	N	6509 127TH AV SE
005	607210	0230	10/22/2001	282,000	1,610	840	8	1973	3	9,514	N	N	6544 127TH AV SE
005	607210	0600	8/24/2000	250,000	1,610	900	8	1973	4	9,889	N	N	6553 126TH AV SE
005	403590	0185	2/7/2000	291,900	1,610	1,030	8	1965	4	33,700	N	N	11630 SE 45TH PL
005	195181	0160	9/26/2000	283,000	1,620	1,340	8	1976	4	9,392	N	N	12738 SE 68TH PL
005	403590	0175	6/13/2001	322,500	1,620	900	8	1958	4	25,600	N	N	11610 SE 45TH PL
005	607323	0160	11/30/2001	282,000	1,630	0	8	1984	3	4,847	N	N	11828 SE 68TH PL
005	606791	0030	8/25/2000	305,000	1,630	880	8	1978	4	11,880	N	N	6646 119TH AV SE
005	607140	0650	11/21/2000	245,000	1,640	0	8	1961	5	8,775	N	N	12614 SE 54TH ST
005	334630	0411	11/20/2000	252,000	1,640	0	8	1967	4	13,900	N	N	8660 118TH AV SE
005	403590	0035	3/14/2001	382,900	1,640	1,270	8	1956	4	17,050	N	N	11635 SE 45TH PL
005	607120	0160	11/6/2001	398,000	1,640	990	8	1959	4	17,930	Y	N	5251 116TH AV SE
005	713550	0300	8/13/2001	315,000	1,650	0	8	1984	3	11,638	N	N	7412 135TH PL SE
005	078800	0110	5/9/2000	331,500	1,650	910	8	1989	3	11,723	N	N	6105 115TH PL SE

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005	607323	0020	2/25/2000	249,290	1,660	0	8	1985	4	7,088	N	N	6810 119TH PL SE
005	607276	0730	5/31/2000	259,950	1,660	0	8	1974	4	10,550	N	N	4647 121ST AV SE
005	195183	0060	5/22/2000	250,150	1,670	0	8	1986	4	6,472	N	N	6921 128TH PL SE
005	607120	0165	12/12/2000	445,000	1,670	1,110	8	1961	5	18,156	Y	N	5243 116TH AV SE
005	607276	0250	11/17/2000	300,000	1,680	820	8	1975	4	11,250	N	N	4622 123RD AV SE
005	607210	0180	6/15/2001	282,000	1,690	0	8	1972	4	8,116	N	N	6514 127TH AV SE
005	638890	0960	6/18/2001	330,000	1,690	450	8	1989	3	14,769	N	N	8416 129TH PL SE
005	607100	0065	2/2/2000	405,500	1,690	1,280	8	1960	5	43,541	Y	N	4907 116TH PL SE
005	670511	0280	6/24/2000	286,500	1,700	0	8	1986	3	2,194	N	N	11417 SE 66TH ST
005	638891	0360	6/18/2001	351,500	1,700	400	8	1989	3	9,040	N	N	12518 SE 78TH CT
005	607260	0280	10/29/2001	293,000	1,700	660	8	1968	5	12,685	N	N	6517 121ST AV SE
005	607330	0100	2/2/2001	262,525	1,720	0	8	1967	4	10,319	N	N	7017 125TH AV SE
005	320520	0340	3/9/2001	269,800	1,720	0	8	1967	5	10,900	N	N	7305 127TH AV SE
005	206480	0570	4/16/2001	301,000	1,730	800	8	1975	4	7,488	N	N	7408 125TH PL SE
005	195180	0620	10/1/2001	290,000	1,730	0	8	1971	5	7,786	N	N	12925 SE 69TH PL
005	606791	0430	10/22/2001	289,950	1,730	440	8	1978	4	7,840	N	N	11823 SE 66TH ST
005	670511	0420	9/20/2000	308,000	1,750	800	8	1986	3	2,489	N	N	6502 115TH PL SE
005	403610	0100	6/21/2000	276,500	1,750	0	8	1956	4	9,135	N	N	4770 116TH AV SE
005	607120	0600	9/13/2000	267,950	1,750	0	8	1959	5	9,154	N	N	5435 116TH PL SE
005	607170	0200	5/8/2001	325,000	1,760	1,000	8	1962	4	8,400	N	N	12624 SE 61ST ST
005	638890	1060	2/21/2001	355,000	1,770	560	8	1988	3	11,160	Y	N	8206 128TH AV SE
005	195181	0220	7/24/2001	265,000	1,790	0	8	1975	3	9,273	N	N	12704 SE 68TH PL
005	607230	0140	5/22/2000	259,950	1,800	0	8	1964	4	8,835	N	N	12503 SE 49TH ST
005	029100	0180	2/1/2001	340,000	1,810	490	8	1992	3	7,083	N	N	11525 SE 70TH ST
005	713550	0350	6/21/2001	466,500	1,820	1,480	8	1984	4	8,523	N	N	7419 135TH PL SE
005	607120	0315	12/12/2000	275,000	1,820	0	8	1959	4	9,865	N	N	11661 SE 56TH ST
005	607210	0090	7/7/2000	259,950	1,820	0	8	1972	3	10,350	N	N	6327 127TH AV SE
005	638890	0750	8/11/2000	360,000	1,840	480	8	1988	3	9,955	Y	N	8441 129TH AV SE
005	403550	0145	7/17/2000	240,500	1,840	0	8	1955	2	43,000	N	N	4749 119TH AV SE

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005	505650	0090	11/30/2001	248,000	1,850	0	8	1967	5	10,850	N	N	6412 123RD AV SE
005	670511	0390	2/8/2000	308,000	1,860	400	8	1986	3	2,489	N	N	6510 116TH PL SE
005	670511	0070	3/29/2000	304,000	1,860	0	8	1986	3	2,489	N	N	6513 115TH PL SE
005	670510	0120	8/8/2000	297,500	1,860	0	8	1986	3	2,490	N	N	6505 113TH PL SE
005	638890	1370	4/30/2001	339,950	1,860	0	8	1989	3	14,020	Y	N	8564 129TH AV SE
005	670511	0050	8/29/2000	304,000	1,870	0	8	1986	3	2,194	N	N	11411 SE 65TH ST
005	670512	0070	3/14/2001	300,000	1,871	0	8	1986	3	2,204	N	N	6649 114TH AV SE
005	670512	0110	4/4/2001	306,000	1,871	0	8	1986	3	2,300	N	N	6700 113TH PL SE
005	607100	0235	12/14/2000	280,000	1,880	0	8	1958	4	10,854	N	N	11625 SE 49TH ST
005	947774	0060	1/15/2001	279,000	1,880	0	8	1985	3	15,000	N	N	9137 122ND PL SE
005	334330	1263	4/26/2000	310,000	1,910	0	8	1978	4	17,859	N	N	6034 114TH PL SE
005	202405	9089	5/8/2000	293,100	1,910	1,800	8	1966	4	18,730	N	N	5830 LAKE WASHINGTON BL SE
005	607210	0130	6/27/2001	294,900	1,920	0	8	1971	4	9,226	N	N	12704 SE 64TH ST
005	202405	9094	11/10/2000	290,000	1,920	0	8	2000	3	11,500	N	N	11330 SE 60TH ST
005	172405	9029	6/27/2000	492,500	1,920	1,680	8	1960	5	16,117	Y	N	4767 116TH AV SE
005	607265	0220	6/19/2001	262,000	1,940	0	8	1966	5	8,125	N	N	6707 123RD AV SE
005	403550	0040	10/2/2000	255,000	1,990	0	8	1953	4	15,010	N	N	4722 119TH AV SE
005	638890	0910	6/26/2001	350,000	1,990	1,160	8	1989	3	17,908	N	N	8520 129TH PL SE
005	607120	0770	4/5/2000	279,950	2,000	0	8	1958	4	8,400	N	N	5419 118TH AV SE
005	607120	0370	7/17/2000	271,500	2,000	0	8	1959	4	9,429	N	N	5644 117TH AV SE
005	607330	0470	12/31/2001	279,000	2,020	0	8	1967	3	7,304	N	N	12520 SE 70TH ST
005	607330	0660	9/11/2000	259,000	2,020	0	8	1967	3	10,200	N	N	12535 SE 71ST ST
005	607330	0040	4/20/2001	256,000	2,020	0	8	1966	5	12,500	N	N	6917 125TH AV SE
005	411381	0290	4/7/2000	319,950	2,060	0	8	1994	3	17,952	N	N	7508 122ND PL SE
005	607324	0170	4/7/2000	283,000	2,080	0	8	1986	3	6,600	N	N	7008 119TH PL SE
005	713550	0360	12/21/2001	327,000	2,080	0	8	1986	3	7,768	N	N	7425 135TH PL SE
005	607120	0310	9/7/2000	293,000	2,080	0	8	1959	4	9,317	N	N	11651 SE 56TH ST
005	713550	0490	7/25/2000	335,000	2,080	700	8	1986	3	12,344	N	N	7545 135TH AV SE
005	713550	0490	6/29/2001	374,950	2,080	700	8	1986	3	12,344	N	N	7545 135TH AV SE

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005	207850	0130	7/20/2000	342,000	2,090	0	8	1997	3	9,593	N	N	8329 121ST AV SE
005	947774	0080	12/21/2000	307,000	2,090	0	8	1980	3	23,585	N	N	9149 122ND PL SE
005	638893	0210	11/22/2000	360,000	2,110	0	8	1994	3	7,980	N	N	8400 126TH PL SE
005	770800	0070	9/7/2000	340,120	2,120	0	8	1990	3	11,550	N	N	11409 SE 80TH ST
005	638890	0270	10/19/2001	358,000	2,130	0	8	1989	3	7,771	Y	N	7917 129TH PL SE
005	607210	0730	10/30/2001	341,996	2,130	0	8	1974	4	12,000	N	N	6419 125TH AV SE
005	334570	0115	7/24/2001	352,500	2,130	0	8	1992	3	22,660	N	N	3901 LINCOLN AV NE
005	221225	0020	6/25/2001	337,000	2,140	0	8	1988	3	7,616	N	N	6350 114TH AV SE
005	713550	0040	11/22/2000	288,000	2,140	0	8	1986	3	11,828	N	N	7425 134TH AV SE
005	411381	0050	12/1/2001	308,500	2,160	0	8	1993	3	7,892	N	N	12158 SE 76TH PL
005	410490	0590	3/7/2000	335,000	2,170	0	8	1989	3	10,042	N	N	11804 SE 80TH ST
005	334570	0216	2/22/2000	354,450	2,170	0	8	1990	3	23,940	N	N	3636 LINCOLN AV NE
005	221225	0210	10/2/2000	329,500	2,190	0	8	1989	3	6,466	N	N	6349 114TH AV SE
005	638893	0230	1/26/2000	345,000	2,190	0	8	1994	3	7,800	N	N	8408 126TH PL SE
005	411381	0340	6/14/2000	323,500	2,200	0	8	1992	3	12,049	N	N	12143 SE 74TH CT
005	607200	0640	7/11/2000	292,500	2,210	0	8	1962	4	8,400	N	N	6228 121ST AV SE
005	607200	0890	7/30/2001	325,000	2,210	0	8	1963	5	8,440	N	N	6023 121ST AV SE
005	410490	0580	5/5/2000	314,500	2,210	0	8	1990	3	8,458	N	N	11807 SE 79TH CT
005	410490	0600	5/8/2001	395,000	2,240	750	8	1990	3	7,821	N	N	7921 119TH CT SE
005	607180	0330	1/16/2001	309,950	2,240	0	8	1963	4	8,400	N	N	6132 125TH AV SE
005	411381	0400	12/14/2000	310,000	2,240	0	8	1993	3	9,420	N	N	7439 122ND PL NE
005	638890	1070	6/7/2000	339,888	2,240	0	8	1987	3	11,024	Y	N	8216 128TH AV SE
005	607240	0210	9/20/2000	288,500	2,240	0	8	1976	4	12,560	N	N	4912 123RD PL SE
005	607276	0680	7/25/2000	270,000	2,250	0	8	1974	3	9,906	N	N	4617 121ST AV SE
005	607220	0220	9/25/2000	274,000	2,260	0	8	1965	4	7,700	N	N	6228 129TH AV SE
005	638893	0290	7/24/2000	359,000	2,260	0	8	1996	3	8,788	N	N	8524 126TH PL SE
005	638890	1040	9/18/2000	350,000	2,260	0	8	1988	3	9,890	Y	N	8124 128TH AV SE
005	770800	0050	7/10/2001	344,500	2,260	0	8	1989	3	11,550	N	N	11425 SE 80TH ST
005	638891	0620	4/20/2000	332,000	2,290	0	8	1989	3	7,775	N	N	8105 127TH AV SE

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005	607180	0720	8/7/2001	335,000	2,300	0	8	1962	4	9,469	N	N	6176 127TH PL SE
005	638890	0150	3/24/2000	378,500	2,340	0	8	1987	3	7,980	Y	N	7954 129TH PL SE
005	195180	0610	5/26/2000	278,500	2,350	0	8	1973	3	7,477	N	N	12921 SE 69TH PL
005	638893	0220	3/8/2000	358,800	2,390	0	8	1994	3	9,000	N	N	8404 126TH PL SE
005	638893	0220	7/5/2000	373,000	2,390	0	8	1994	3	9,000	N	N	8404 126TH PL SE
005	638890	0110	11/14/2001	379,950	2,390	0	8	1989	3	9,093	Y	N	8012 129TH PL SE
005	638890	1300	1/23/2001	355,000	2,390	0	8	1988	3	19,766	N	N	8403 129TH PL SE
005	713551	0390	12/7/2000	408,000	2,410	0	8	1987	3	22,783	N	N	13800 SE 79TH DR
005	607120	0110	6/22/2000	270,000	2,430	0	8	1963	4	10,322	N	N	5619 116TH AV SE
005	638526	0030	10/6/2000	422,000	2,440	1,320	8	1995	3	9,168	N	N	7104 135TH PL SE
005	638893	0190	9/19/2001	381,500	2,440	0	8	1996	3	9,754	N	N	12625 SE 83RD CT
005	638893	0510	6/24/2001	400,000	2,440	0	8	1996	3	39,709	Y	N	12600 SE 85TH PL
005	638893	0600	10/24/2000	410,000	2,470	0	8	1994	3	20,740	Y	N	8333 126TH PL SE
005	638891	0530	7/11/2000	324,900	2,510	0	8	1989	3	9,099	N	N	8022 126TH AV SE
005	334330	0128	7/25/2001	392,350	2,540	0	8	1994	3	19,200	N	N	7623 116TH AV SE
005	638525	0050	10/30/2001	390,000	2,540	890	8	1989	3	19,500	N	N	7226 135TH PL SE
005	106660	0130	12/10/2001	379,950	2,560	0	8	2000	3	10,714	N	N	8990 116TH AV SE
005	207850	0370	8/10/2000	373,150	2,620	0	8	1996	3	13,810	N	N	8024 119TH AV SE
005	638890	1100	7/30/2001	355,000	2,630	0	8	1988	3	8,833	Y	N	8318 128TH AV SE
005	947770	0130	4/11/2000	262,500	2,640	0	8	1972	4	9,690	N	N	12008 SE 92ND ST
005	638890	0820	4/24/2001	410,000	2,640	0	8	1988	3	9,882	Y	N	8569 129TH AV SE
005	638526	0140	2/18/2000	390,000	2,650	0	8	1994	3	9,393	Y	N	7109 135TH PL SE
005	638890	0680	3/20/2000	399,800	2,720	740	8	1988	3	7,700	Y	N	8416 128TH AV SE
005	207850	0140	2/2/2000	361,000	2,730	0	8	1997	3	10,554	N	N	8333 121ST AV SE
005	638526	0040	7/5/2001	485,000	2,760	930	8	1996	3	8,476	N	N	7030 135TH PL SE
005	607272	0020	9/13/2001	365,000	2,800	0	8	1992	3	6,000	Y	N	7611 114TH CT SE
005	607265	0150	1/19/2001	250,487	2,960	0	8	1966	3	10,049	N	N	6715 123RD PL SE
005	638893	0150	12/13/2000	430,000	3,000	0	8	1996	3	7,952	N	N	8244 126TH PL SE
005	334330	0205	8/2/2001	438,500	3,570	0	8	1976	4	38,332	N	N	11418 SE 76TH ST

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005	386410	0310	8/25/2000	331,900	1,470	1,130	9	1976	4	9,688	Y	N	5760 110TH AV SE
005	386400	0160	3/1/2000	395,000	1,480	1,370	9	1975	4	9,600	Y	N	5731 111TH AV SE
005	607100	0030	10/3/2000	427,600	1,520	1,300	9	1975	4	30,153	Y	N	4971 116TH PL SE
005	410491	0180	9/20/2000	417,000	1,550	1,130	9	1995	3	9,294	Y	N	12226 SE 80TH WY
005	713551	0160	4/4/2001	338,000	1,720	610	9	1989	3	13,483	N	N	13811 SE 79TH DR
005	638893	0350	2/28/2001	385,000	1,810	900	9	1997	3	14,624	Y	N	12733 85TH PL SE
005	936090	0230	12/26/2000	420,000	1,890	1,270	9	1998	3	7,200	N	N	8615 113TH AV SE
005	552540	0520	4/11/2000	362,000	1,920	640	9	1990	3	13,947	N	N	13528 SE 83RD ST
005	630800	0200	3/8/2000	359,737	1,950	0	9	1999	3	4,000	N	N	6674 127TH PL SE
005	630800	0360	9/22/2000	379,990	1,951	0	9	2000	3	3,456	N	N	6558 127TH PL SE
005	713552	1770	5/11/2001	459,000	1,960	1,220	9	1993	3	10,651	N	N	14602 SE 84TH ST
005	411380	0030	7/11/2001	341,600	1,990	0	9	1989	3	8,116	N	N	11613 SE 77TH PL
005	552540	0610	5/7/2001	359,950	2,010	0	9	1990	3	9,516	N	N	8426 135TH AV SE
005	207850	0350	5/10/2001	353,000	2,070	0	9	1996	3	12,708	N	N	8203 120TH PL SE
005	638890	1130	6/22/2000	440,000	2,080	1,010	9	1988	4	12,013	Y	N	8312 128TH LN SE
005	630800	0330	6/11/2001	381,000	2,089	0	9	2000	3	5,082	N	N	6628 127TH PL SE
005	630800	0290	7/10/2000	369,990	2,090	0	9	1999	3	3,948	N	N	6698 127TH PL SE
005	630800	0240	10/5/2000	373,590	2,090	0	9	1999	3	4,013	N	N	6678 127TH PL SE
005	410491	0120	11/13/2001	468,000	2,100	1,620	9	1996	3	15,640	N	N	7917 122ND PL SE
005	607230	0190	12/11/2001	360,000	2,110	0	9	1966	5	8,610	N	N	4948 125TH AV SE
005	630800	0050	7/3/2001	359,990	2,120	0	9	1999	3	4,192	N	N	6601 127TH PL SE
005	630800	0260	4/6/2000	369,880	2,120	0	9	1999	3	4,200	N	N	6682 127TH PL SE
005	630800	0080	5/18/2001	356,900	2,120	0	9	1999	3	4,200	N	N	6657 127TH PL SE
005	630800	0070	5/17/2001	344,990	2,120	0	9	1999	3	4,200	N	N	6653 127TH PL SE
005	630800	0090	8/3/2001	358,990	2,120	0	9	1999	3	4,202	N	N	6673 127TH PL SE
005	630800	0150	3/14/2001	360,000	2,120	0	9	1999	3	4,550	N	N	6710 127TH PL SE
005	630800	0060	6/25/2001	363,990	2,120	0	9	1999	3	4,567	N	N	6631 127TH PL SE
005	630800	0140	2/7/2000	365,880	2,120	0	9	1999	3	4,590	N	N	6708 127TH PL SE
005	630800	0160	11/10/2000	358,900	2,120	0	9	1999	3	4,780	N	N	6712 127TH PL SE

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005	630800	0100	9/15/2000	386,990	2,120	0	9	1999	3	4,818	N	N	6691 127TH PL SE
005	630800	0130	4/5/2000	409,990	2,120	500	9	1999	3	5,230	N	N	6706 127TH PL SE
005	630800	0230	2/22/2001	399,900	2,120	0	9	2000	3	5,242	N	N	6658 127TH LN SE
005	630800	0180	4/27/2000	379,990	2,120	0	9	1999	3	5,348	N	N	6704 127TH PL SE
005	630800	0190	12/8/2000	380,990	2,120	0	9	1999	3	5,674	N	N	6702 127TH PL SE
005	630800	0170	10/16/2000	390,990	2,120	0	9	1999	3	5,941	N	N	6708 127TH PL SE
005	552540	0240	4/13/2001	344,950	2,130	0	9	1988	3	16,869	N	N	13433 SE 85TH ST
005	410490	0310	11/7/2001	380,000	2,240	0	9	1989	3	8,995	N	N	11826 SE 78TH ST
005	638890	0220	9/25/2000	439,900	2,240	600	9	1988	3	10,936	N	N	7912 129TH PL SE
005	552540	0330	5/23/2000	325,500	2,270	0	9	1988	3	19,335	N	N	8555 135TH AV SE
005	411380	0380	11/19/2000	382,500	2,280	0	9	1992	3	11,840	Y	N	12038 SE 76TH ST
005	630800	0340	4/18/2001	414,990	2,289	0	9	2000	3	3,951	N	N	6602 127TH PL SE
005	630800	0320	7/10/2000	427,990	2,289	0	9	2000	3	4,132	N	N	6638 127TH PL SE
005	630800	0210	12/8/2000	399,950	2,290	0	9	1999	3	3,776	N	N	6672 127TH PL SE
005	630800	0040	10/24/2001	405,038	2,290	0	9	2001	3	4,200	N	N	6589 127TH PL SE
005	630800	0030	11/1/2001	395,990	2,290	0	9	2001	3	4,200	N	N	6557 127TH PL SE
005	630800	0220	2/14/2000	411,963	2,290	0	9	1999	3	4,219	N	N	6670 127TH PL SE
005	630800	0350	5/9/2001	420,150	2,290	0	9	1999	3	4,560	N	N	6592 127TH PL SE
005	630800	0120	1/25/2000	387,880	2,290	0	9	1999	3	6,462	N	N	6701 127TH PL SE
005	638892	0220	7/17/2001	420,000	2,300	0	9	1991	3	6,836	Y	N	8412 127TH PL SE
005	386410	0240	6/1/2001	385,000	2,300	880	9	1969	4	10,753	Y	N	5723 111TH AV SE
005	713552	1640	2/27/2001	414,950	2,320	0	9	1990	3	8,563	N	N	14634 SE 82ND ST
005	713551	0100	1/5/2000	413,000	2,330	1,150	9	1991	3	11,655	N	N	7947 138TH AV SE
005	410491	0010	9/24/2001	383,400	2,330	0	9	1996	3	17,226	N	N	12235 SE 80TH WY
005	795430	0640	3/14/2001	379,950	2,370	0	9	2001	3	4,980	N	N	2103 NE 33RD PL
005	795430	0690	9/11/2000	357,883	2,380	0	9	2000	3	6,158	N	N	3320 ABERDEEN AV NE
005	199960	0050	9/29/2000	425,000	2,380	0	9	1990	3	8,109	N	N	11625 SE 61ST PL
005	323900	0030	4/5/2000	488,000	2,390	1,330	9	1983	4	12,375	Y	N	7617 111TH PL SE
005	713552	1100	4/6/2000	362,000	2,400	0	9	1989	3	9,580	N	N	14714 SE 80TH CT

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
005	320495	0060	2/28/2000	389,950	2,410	0	9	1999	3	15,807	N	N	11630 SE 76TH PL
005	411380	0300	7/31/2000	367,000	2,420	0	9	1994	3	7,744	N	N	7612 120TH PL SE
005	607080	0150	4/1/2000	372,000	2,420	0	9	1997	3	9,275	N	N	6295 119TH PL SE
005	411380	0450	7/12/2001	400,000	2,430	0	9	1996	3	8,506	Y	N	7512 120TH PL SE
005	638892	0500	9/6/2000	365,000	2,440	0	9	1990	3	7,926	Y	N	8402 127TH AV SE
005	552540	0280	5/24/2001	376,000	2,440	0	9	1989	3	20,645	N	N	8525 135TH AV SE
005	795431	0220	2/2/2001	348,917	2,450	0	9	2001	3	4,591	N	N	3316 LINCOLN AV NE
005	795430	0620	11/1/2000	357,471	2,450	0	9	2001	3	5,079	N	N	2019 N 33RD PL
005	795430	0250	6/6/2000	352,867	2,450	0	9	2000	3	5,529	N	N	3310 MONTEREY LN NE
005	795431	0060	8/13/2001	391,851	2,450	0	9	2001	3	6,132	N	N	3501 LINCOLN AV NE
005	638893	0010	12/4/2001	388,000	2,450	0	9	1998	3	7,000	N	N	8010 SE 126TH ST
005	713552	0990	5/26/2000	379,950	2,450	0	9	1993	4	7,008	N	N	8017 148TH AV SE
005	795431	0370	6/18/2001	370,830	2,450	0	9	2001	3	7,056	N	N	1902 NE 34TH PL
005	638893	0050	8/8/2001	390,000	2,450	0	9	1998	3	7,456	N	N	8102 126TH PL SE
005	638893	0130	6/25/2001	395,000	2,450	0	9	1997	3	8,034	N	N	8226 126TH PL SE
005	795430	0110	5/24/2000	337,878	2,460	0	9	1999	3	5,300	N	N	2011 NE 35TH PL
005	386410	0270	6/19/2000	436,800	2,460	250	9	2000	4	10,400	N	N	5730 110TH AV SE
005	638892	0180	5/25/2001	416,000	2,460	0	9	1991	3	14,067	Y	N	8430 127TH PL SE
005	607100	0120	8/16/2000	587,000	2,480	1,050	9	1995	3	9,831	Y	N	5011 116TH AV SE
005	411380	0500	9/21/2001	399,900	2,490	0	9	1991	3	7,589	N	N	12106 SE 75TH PL
005	202405	9101	3/15/2000	440,000	2,490	1,380	9	1999	3	20,900	N	N	5912 114TH PL SE
005	199960	0230	6/15/2000	420,000	2,500	0	9	1989	3	8,635	N	N	6015 118TH AV SE
005	795430	0150	5/9/2000	375,037	2,520	0	9	1999	3	4,904	N	N	3507 ABERDEEN AV NE
005	199960	0010	11/29/2001	345,000	2,530	0	9	1990	3	7,250	N	N	11603 SE 61ST PL
005	638892	0420	8/25/2000	384,000	2,530	0	9	1990	3	7,402	Y	N	8323 127TH PL SE
005	638892	0360	8/14/2000	389,500	2,530	0	9	1990	3	8,131	Y	N	8213 127TH PL SE
005	713552	1250	7/26/2001	435,000	2,530	0	9	1993	3	9,151	N	N	14426 SE 79TH DR
005	713552	1250	10/2/2001	445,000	2,530	0	9	1993	3	9,151	N	N	14426 SE 79TH DR
005	638893	0800	2/24/2000	374,000	2,540	0	9	1998	3	8,220	N	N	8029 126TH PL SE

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005	334330	1373	12/14/2000	452,500	2,550	0	9	2001	3	6,553	N	N	11220 SE 64TH ST
005	795430	0160	5/15/2000	363,689	2,570	0	9	1999	3	5,500	N	N	3501 ABERDEEN AV NE
005	795430	0500	8/3/2000	367,887	2,570	0	9	2000	3	5,850	N	N	3318 MONTEREY CT NE
005	320495	0020	2/11/2000	380,950	2,580	0	9	1998	3	8,926	N	N	11610 SE 76TH PL
005	795430	0070	5/30/2000	362,343	2,600	0	9	1999	3	4,861	N	N	2016 NE 35TH PL
005	795431	0280	1/23/2001	382,933	2,610	0	9	2001	3	4,940	N	N	1924 NE 33RD PL
005	795431	0440	12/28/2001	369,950	2,610	0	9	2001	3	5,000	N	N	1931 NE 35TH PL
005	795431	0180	1/29/2001	382,233	2,610	0	9	2001	3	5,188	N	N	3303 LINCOLN AV NE
005	795430	0630	11/3/2000	370,173	2,610	0	9	2001	3	5,380	N	N	2025 NE 33RD PL
005	795431	0380	8/3/2001	399,084	2,610	0	9	2001	3	5,480	N	N	3506 LINCOLN AV NE
005	795430	0700	10/27/2000	365,000	2,610	0	9	2000	3	5,974	N	N	3400 ABERDEEN AV NE
005	795431	0330	11/5/2001	383,500	2,610	0	9	2001	3	6,213	N	N	1927 NE 34TH PL
005	795430	0230	7/31/2000	378,134	2,610	0	9	2000	3	6,271	N	N	2108 NE 33RD PL
005	795430	0610	11/6/2000	394,275	2,610	0	9	2001	3	6,675	N	N	2013 NE 33RD PL
005	795431	0230	1/29/2001	372,494	2,610	0	9	2001	3	6,771	N	N	3322 LINCOLN AV NE
005	795431	0140	5/1/2001	389,666	2,610	0	9	2001	3	9,161	N	N	3321 LINCOLN AV NE
005	795431	0160	5/9/2001	408,950	2,610	0	9	2001	3	11,525	N	N	3311 LINCOLN AV NE
005	795431	0300	5/25/2001	417,841	2,620	0	9	2001	3	6,094	N	N	1909 NE 34TH PL
005	795431	0450	8/29/2001	438,790	2,620	0	9	2001	3	6,119	N	N	1930 NE 35TH PL
005	795430	0200	5/11/2000	369,959	2,620	0	9	2000	3	6,202	N	N	3407 ABERDEEN AV NE
005	795430	0420	5/25/2000	374,617	2,620	0	9	2000	3	6,515	N	N	3319 MONTEREY CT NE
005	207850	0320	1/20/2000	394,500	2,620	0	9	1996	3	7,553	Y	N	8113 120TH PL SE
005	795430	0040	1/26/2000	379,418	2,620	0	9	1999	3	7,742	N	N	3520 ABERDEEN AV NE
005	795431	0110	3/9/2001	433,977	2,620	0	9	2001	3	8,405	N	N	3405 LINCOLN AV NE
005	795430	0660	8/8/2000	407,160	2,620	0	9	2000	3	9,634	N	N	2115 NE 33RD PL
005	795430	0030	11/15/2000	386,250	2,630	0	9	1999	3	4,917	N	N	3514 ABERDEEN AV NE
005	795430	0060	2/4/2000	364,482	2,630	0	9	1999	3	4,974	N	N	2022 NE 35TH PL
005	795430	0730	6/22/2000	352,532	2,630	0	9	2000	3	5,000	N	N	3418 ABERDEEN AV NE
005	795430	0280	11/17/2000	375,252	2,630	0	9	2001	3	5,031	N	N	3408 MONTEREY LN NE

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005	795430	0650	2/12/2001	372,735	2,630	0	9	2001	3	5,312	N	N	2109 NE 33RD PL
005	795430	0590	12/6/2000	368,786	2,630	0	9	2001	3	5,472	N	N	2006 NE 33RD PL
005	795430	0450	9/19/2000	355,838	2,630	0	9	2000	3	5,775	N	N	3307 MONTEREY CT NE
005	795430	0330	4/17/2000	367,178	2,630	0	9	1999	3	6,185	N	N	2002 NE 34TH PL
005	795430	0170	7/25/2000	361,187	2,640	0	9	1999	3	5,055	N	N	3431 ABERDEEN AV NE
005	320495	0090	1/25/2000	390,950	2,640	0	9	1999	3	7,420	N	N	11642 SE 76TH PL
005	411380	0190	7/10/2000	375,000	2,640	0	9	1996	3	10,034	N	N	7533 120TH PL SE
005	411380	0510	9/13/2000	412,500	2,640	0	9	1992	3	27,098	Y	N	7432 121ST AV SE
005	638893	0830	9/28/2000	399,000	2,660	0	9	1998	3	6,500	N	N	8013 SE 126TH ST
005	795431	0270	3/28/2001	413,092	2,670	0	9	2001	3	4,923	N	N	1916 NE 33RD PL
005	795430	0520	6/7/2000	386,998	2,670	0	9	2000	3	4,925	N	N	33408 MONTEREY CT NE
005	795431	0360	9/24/2001	412,726	2,670	0	9	2001	3	6,184	N	N	1908 NE 34TH PL
005	795431	0240	2/2/2001	399,494	2,670	0	9	2001	3	6,291	N	N	1925 NE 33RD PL
005	795430	0710	7/3/2000	372,145	2,670	0	9	2000	3	6,612	N	N	3406 ABERDEEN AV NE
005	795431	0290	7/9/2001	414,921	2,670	0	9	2001	3	7,387	N	N	1903 NE 34TH PL
005	541535	0050	3/1/2000	405,000	2,680	0	9	1992	3	9,252	N	N	14447 SE 78TH WY
005	795430	0410	4/24/2000	365,710	2,690	0	9	2000	3	5,150	N	N	3403 MONTEREY CT NE
005	795430	0380	10/18/2000	368,334	2,690	0	9	2000	3	5,150	N	N	3427 MONTEREY CT NE
005	795430	0480	11/3/2000	380,523	2,690	0	9	2000	3	6,133	N	N	3306 MONTEREY CT NE
005	795430	0440	8/1/2000	389,620	2,700	0	9	2000	3	5,665	N	N	3311 MONTEREY CT NE
005	320495	0110	4/25/2000	395,950	2,700	0	9	1999	3	7,014	N	N	11639 SE 76TH PL
005	320495	0010	8/11/2000	393,000	2,700	0	9	1998	3	11,136	N	N	11615 SE 76TH PL
005	795430	0210	12/20/2000	389,702	2,710	0	9	2000	3	6,504	N	N	3321 ABERDEEN AV NE
005	795430	0470	10/24/2000	374,461	2,720	0	9	2000	3	5,401	N	N	3300 MONTEREY CT NE
005	713552	1440	9/20/2001	449,000	2,720	0	9	1989	3	9,705	N	N	7989 145TH AV SE
005	207850	0330	6/13/2000	425,000	2,730	0	9	1997	3	7,017	Y	N	8121 120TH PL SE
005	713552	1470	5/7/2001	439,950	2,730	0	9	1989	3	9,234	N	N	7980 145TH AV SE
005	207850	0270	2/16/2000	387,250	2,730	0	9	1997	3	14,316	N	N	8012 120TH PL SE
005	207850	0270	4/19/2001	450,500	2,730	0	9	1997	3	14,316	N	N	8012 120TH PL SE

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005	713552	0880	9/18/2000	460,000	2,740	0	9	1989	3	8,286	N	N	8036 148TH AV SE
005	795431	0390	8/29/2001	413,186	2,750	0	9	2001	3	6,026	N	N	1901 NE 35TH PL
005	795431	0250	8/7/2001	411,941	2,750	0	9	2001	3	6,064	N	N	1904 NE 33RD PL
005	795430	0300	3/29/2000	385,478	2,750	0	9	2000	3	6,163	N	N	3420 MONTEREY LN NE
005	795431	0130	5/21/2001	410,220	2,750	0	9	2001	3	8,487	N	N	3327 LINCOLN AV NE
005	411380	0350	1/8/2001	479,900	2,760	0	9	1993	3	11,850	N	N	12045 SE 76TH ST
005	713552	1750	3/6/2000	447,500	2,770	0	9	1993	3	10,622	Y	N	14618 SE 84TH ST
005	638892	0150	2/18/2000	393,000	2,780	0	9	1991	3	8,700	Y	N	8448 127TH AV SE
005	795430	0240	10/20/2000	366,887	2,800	0	9	2000	3	5,852	N	N	2102 NE 33RD PL
005	795430	0390	3/28/2000	392,448	2,810	0	9	2000	3	5,665	N	N	3419 MONTEREY CT NE
005	795430	0360	5/15/2000	389,797	2,810	0	9	2000	3	5,665	N	N	3505 MONTEREY CT NE
005	795430	0320	4/18/2000	384,697	2,810	0	9	1999	3	5,671	N	N	2008 NE 34TH PL
005	795430	0270	11/21/2000	398,281	2,810	0	9	2001	3	5,758	N	N	3402 MONTEREY LN NE
005	334330	1387	7/3/2001	465,000	2,810	0	9	2001	3	6,600	N	N	6227 112TH AV SE
005	334330	1385	9/6/2001	479,950	2,810	0	9	2001	3	7,700	N	N	6229 112TH AV SE
005	795430	0190	12/22/2000	383,536	2,820	0	9	2000	3	5,000	N	N	3417 ABERDEEN AV NE
005	541535	0080	8/15/2000	461,500	2,820	0	9	1990	3	12,135	N	N	14515 SE 78TH WY
005	795430	0740	6/12/2000	395,197	2,830	0	9	2000	3	6,163	N	N	3424 ABERDEEN AV NE
005	795431	0350	8/17/2001	435,986	2,830	0	9	2001	3	6,928	N	N	1914 NE 34TH PL
005	795431	0070	7/15/2001	437,045	2,830	0	9	2001	3	6,997	N	N	3429 LINCOLN AV NE
005	795431	0090	6/11/2001	472,555	2,830	0	9	2001	3	8,250	N	N	3417 LINCOLN AV NE
005	795431	0150	3/16/2001	452,676	2,830	0	9	2001	3	9,742	N	N	3315 LINCOLN AV NE
005	795430	0550	10/3/2000	398,437	2,840	0	9	2000	3	6,197	N	N	3401 MONTEREY LN NE
005	199960	0110	3/20/2001	427,000	2,850	0	9	1989	3	7,315	N	N	6054 118TH AV SE
005	552540	0550	9/25/2000	340,000	2,850	0	9	1990	3	9,065	N	N	8204 135TH PL SE
005	638891	0280	7/20/2001	449,950	2,850	0	9	1989	3	25,993	N	N	12648 SE 78TH PL
005	202405	9116	6/18/2001	487,000	2,880	0	9	2001	3	6,760	N	N	11320 SE 60TH ST
005	202405	9118	8/24/2001	497,950	2,880	0	9	2001	3	6,760	N	N	11328 SE 60TH ST
005	202405	9024	2/16/2000	495,000	2,880	560	9	1999	3	48,514	N	N	5553 LAKE WASHINGTON BL SE

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005	713551	0360	9/14/2000	390,000	2,900	0	9	1989	3	12,088	Y	N	13915 SE 79TH DR
005	795431	0200	1/22/2001	426,582	2,910	0	9	2001	3	6,435	N	N	3304 LINCOLN AV NE
005	795430	0540	2/9/2000	387,000	2,910	0	9	2000	3	7,002	N	N	3420 MONTEREY CT NE
005	795430	0570	7/3/2000	395,168	2,910	0	9	2000	3	7,063	N	N	3309 MONTEREY LN NE
005	795430	0580	6/19/2000	428,357	2,910	0	9	2000	3	8,135	N	N	3305 MONTEREY LN NE
005	411380	0570	6/21/2000	424,900	2,930	0	9	1990	3	9,927	N	N	7436 119TH CT SE
005	282405	9158	2/6/2001	494,950	2,940	0	9	2001	3	10,880	N	N	12105 SE 71ST PL
005	795431	0190	2/14/2001	461,274	2,950	0	9	2001	3	6,854	N	N	3300 LINCOLN AV NE
005	795431	0100	5/8/2001	491,000	2,950	0	9	2001	3	8,843	N	N	3411 LINCOLN AV NE
005	541535	0040	7/7/2000	437,500	2,950	0	9	1992	3	9,291	N	N	14437 SE 78TH WY
005	795430	0430	3/9/2000	425,142	2,960	0	9	2000	3	7,107	N	N	3315 MONTEREY CT NE
005	795430	0490	3/29/2000	429,613	2,960	0	9	2000	3	7,136	N	N	2002 NE 33RD PL
005	713552	1650	8/24/2001	458,000	2,970	0	9	1990	3	8,820	N	N	14626 SE 82ND ST
005	334330	1375	1/24/2001	493,000	2,980	0	9	2001	3	6,554	N	N	11218 SE 64TH ST
005	199960	0450	3/29/2001	400,000	2,980	0	9	1990	3	7,334	N	N	11636 SE 61ST PL
005	334330	1369	7/23/2001	490,000	2,980	0	9	2001	3	8,178	N	N	11222 SE 64TH ST
005	199960	0030	11/21/2001	385,000	2,990	0	9	1990	3	11,407	N	N	11615 SE 61ST PL
005	795431	0460	8/27/2001	481,677	3,000	0	9	2001	3	6,494	N	N	1924 NE 35TH PL
005	795431	0120	4/20/2001	461,407	3,000	0	9	2001	3	9,046	N	N	3333 LINCOLN AV NE
005	795431	0170	4/9/2001	459,157	3,000	0	9	2001	3	9,048	N	N	3307 LINCOLN AV NE
005	795430	0460	8/22/2000	430,267	3,010	0	9	2000	3	6,181	N	N	3300 MONTEREY CT NE
005	795430	0510	3/8/2000	412,498	3,010	0	9	2000	3	6,429	N	N	3402 MONTEREY CT NE
005	795430	0680	9/5/2000	430,758	3,010	0	9	2000	3	6,449	N	N	3314 ABERDEEN AV NE
005	795431	0260	12/13/2000	455,488	3,010	0	9	2000	3	6,489	N	N	1910 NE 33RD PL
005	795430	0720	6/30/2000	412,521	3,010	0	9	2000	3	6,538	N	N	3412 ABERDEEN AV NE
005	795430	0020	12/24/2001	483,300	3,010	0	9	1999	3	6,601	N	N	3508 ABERDEEN AV NE
005	795430	0560	6/27/2000	418,648	3,010	0	9	2000	3	6,666	N	N	3315 MONTEREY LN NE
005	795431	0210	12/22/2000	443,496	3,010	0	9	2001	3	6,903	N	N	3308 LINCOLN AV NE
005	795431	0310	6/18/2001	484,754	3,010	0	9	2001	3	7,537	N	N	1915 NE 34TH PL

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
005	795430	0220	7/20/2000	423,497	3,010	0	9	2000	3	7,953	N	N	3315 ABERDEEN AV NE
005	795431	0080	5/29/2001	482,860	3,010	0	9	2001	3	8,462	N	N	3423 LINCOLN AV NE
005	795431	0340	7/30/2001	483,956	3,010	0	9	2001	3	9,122	N	N	1922 NE 34TH PL
005	795430	0670	8/15/2000	459,305	3,010	0	9	2000	3	10,069	N	N	3308 ABERDEEN AV NE
005	795430	0400	3/9/2000	413,011	3,020	0	9	2000	3	6,180	N	N	3411 MONTEREY CT NE
005	541535	0140	4/24/2001	490,000	3,040	0	9	1992	3	9,930	N	N	7750 145TH CT SE
005	282405	9156	8/17/2001	479,900	3,050	0	9	2001	3	8,274	N	N	12037 SE 71ST PL
005	334330	1540	8/17/2000	515,000	3,070	0	9	1991	3	44,431	Y	N	11003 SE 60TH ST
005	541535	0170	1/25/2000	479,000	3,080	0	9	1992	3	11,006	N	N	7741 145TH CT SE
005	681802	0040	10/17/2000	460,000	3,090	0	9	1999	3	6,257	N	N	8015 118TH PL SE
005	156400	0040	9/24/2001	480,000	3,100	0	9	2001	3	7,452	N	N	7408 137TH PL SE
005	156400	0240	11/19/2001	518,450	3,110	0	9	2001	3	6,066	N	N	7536 138TH PL SE
005	795430	0260	9/19/2000	433,282	3,110	0	9	2000	3	6,709	N	N	3316 MONTEREY LN NE
005	936090	0200	6/12/2000	545,000	3,130	1,530	9	1999	3	11,002	N	N	8709 113TH AV SE
005	713552	1310	6/9/2000	464,500	3,150	0	9	1990	3	9,775	N	N	14122 SE 79TH DR
005	795430	0290	7/6/2000	447,000	3,160	0	9	1999	3	6,202	N	N	3414 MONTEREY LN NE
005	936090	0210	11/14/2000	545,000	3,190	1,570	9	1999	3	8,634	N	N	8701 113TH PL SE
005	156400	0020	6/20/2001	519,950	3,300	0	9	2001	3	6,519	N	N	7411 137TH PL SE
005	320495	0070	5/12/2000	469,950	3,300	0	9	1999	3	12,867	N	N	11636 SE 76TH PL
005	156400	0770	8/23/2001	531,250	3,310	0	9	2001	3	6,212	N	N	7503 137TH AV SE
005	156400	0280	5/8/2001	528,432	3,320	0	9	2001	3	7,182	N	N	7509 138TH PL SE
005	156400	0300	6/11/2001	519,950	3,320	0	9	2001	3	7,292	N	N	13705 SE 75TH ST
005	713552	0850	6/22/2000	470,000	3,340	0	9	1991	3	10,165	N	N	8212 147TH AV SE
005	936090	0120	8/15/2001	445,000	3,720	380	9	1973	4	17,940	N	N	8707 113TH AV SE
005	713552	2140	12/20/2001	574,000	2,300	1,560	10	1996	3	13,493	Y	N	14218 SE 83RD ST
005	713552	0770	4/19/2001	635,000	2,350	1,390	10	1998	3	16,621	Y	N	14705 SE 84TH ST
005	323900	0250	9/1/2000	515,000	2,360	0	10	1996	3	9,775	Y	N	11210 SE 77TH PL
005	713551	0260	7/6/2000	460,000	2,490	560	10	1990	3	10,767	Y	N	7960 139TH AV SE
005	411380	0700	8/15/2000	518,880	2,530	800	10	1989	3	14,159	Y	N	7635 118TH AV SE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
005	713552	2060	11/2/2000	614,000	2,550	840	10	1994	3	14,842	Y	N	8125 144TH AV SE
005	713552	1870	9/12/2000	610,000	2,560	1,030	10	1991	3	14,776	Y	N	8114 144TH AV SE
005	936090	0110	11/20/2000	550,000	2,770	550	10	1999	3	8,732	N	N	8624 113TH AV SE
005	713552	0050	6/5/2000	782,000	2,940	1,150	10	1992	3	10,096	Y	N	8021 141ST AV SE
005	713552	0460	9/25/2001	560,000	3,080	0	10	1996	3	9,400	Y	N	14419 SE 84th ST
005	411380	0680	7/24/2001	598,000	3,080	480	10	1992	3	19,401	Y	N	11800 SE 75TH PL
005	713552	0720	5/5/2000	769,900	3,090	0	10	1999	3	17,793	Y	N	14610 SE 85TH ST
005	411380	0080	3/12/2001	565,000	3,120	0	10	1991	3	18,479	N	N	11731 SE 77TH PL
005	156400	0060	8/3/2001	570,625	3,160	0	10	2001	3	7,047	N	N	13702 SE 75TH ST
005	156400	0080	5/24/2001	549,950	3,170	0	10	2001	3	6,457	N	N	13726 SE 75th ST
005	411380	0220	4/27/2000	640,000	3,180	0	10	1993	3	16,641	Y	N	7625 120TH PL SE
005	713551	0290	8/17/2001	700,000	3,250	0	10	1989	3	9,220	Y	N	7944 139TH AV SE
005	713552	1800	7/24/2000	540,000	3,250	0	10	1997	3	11,538	Y	N	8400 144TH AV SE
005	334510	0030	10/6/2000	580,000	3,270	0	10	1982	3	168,000	N	N	2100 NE 31ST ST
005	411380	0650	3/12/2001	585,000	3,290	0	10	1997	3	10,861	Y	N	11830 SE 75TH PL
005	156400	0030	11/15/2001	581,500	3,340	0	10	2001	3	8,555	N	N	7402 137TH PL SE
005	713552	0260	3/21/2001	613,000	3,380	0	10	1994	3	9,528	Y	N	14259 SE 83RD ST
005	936090	0100	11/30/2000	625,000	3,450	490	10	1999	3	13,457	N	N	11305 SE 86TH PL
005	713552	2100	5/21/2001	870,000	3,510	990	10	1995	3	14,965	Y	N	14250 SE 83RD ST
005	713552	2220	3/27/2000	550,000	3,550	0	10	1993	3	12,445	Y	N	14118 SE 83RD ST
005	713552	0730	2/3/2000	692,000	3,700	0	10	1999	4	9,460	N	N	14604 SE 85TH ST
005	713551	0320	7/25/2001	525,000	2,190	1,000	11	1990	3	11,610	Y	N	7926 139TH AV SE
005	330396	0040	8/28/2000	633,900	3,020	0	11	2000	3	11,606	N	N	13848 SE 92ND ST
005	330398	0020	6/5/2001	634,950	3,020	0	11	2001	3	12,423	N	N	14011 SE 92ND ST
005	330396	0210	5/10/2001	649,700	3,050	0	11	2001	3	11,984	N	N	9051 139TH AV SE
005	330396	0030	2/16/2001	619,000	3,160	0	11	2000	3	11,782	N	N	13910 SE 92ND ST
005	330398	0040	7/24/2001	644,950	3,160	0	11	2001	3	12,401	N	N	14033 SE 92ND ST
005	330396	0150	10/3/2000	662,300	3,330	0	11	2000	3	11,911	N	N	13843 SE 92ND ST
005	330396	0220	4/2/2001	687,700	3,340	0	11	2001	3	13,292	N	N	9048 139TH AV SE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
005	713552	0710	2/3/2000	779,900	3,360	680	11	2000	3	12,142	Y	N	14620 SE 85TH ST
005	713552	0210	6/15/2000	789,000	3,360	0	11	1996	3	15,145	Y	N	14229 SE 83RD ST
005	330396	0330	12/18/2000	679,950	3,420	0	11	2000	3	11,176	N	N	9052 140TH AV SE
005	330396	0200	8/24/2001	797,000	3,430	1,050	11	2000	3	12,604	N	N	13941 SE 92ND ST
005	330396	0070	8/27/2001	679,000	3,440	0	11	2001	3	9,601	N	N	13816 SE 92ND ST
005	330396	0290	1/29/2001	669,950	3,440	0	11	2000	3	14,755	N	N	9049 139TH AV SE
005	330396	0320	9/25/2000	667,000	3,450	0	11	2000	3	10,881	N	N	9058 140TH AV SE
005	330396	0120	5/3/2001	676,950	3,490	0	11	2001	3	14,991	N	N	13735 SE 92ND ST
005	330396	0080	10/12/2001	674,033	3,500	0	11	2001	3	10,457	N	N	13802 SE 92ND ST
005	713552	0650	4/11/2000	1,050,000	3,510	910	11	2000	3	13,497	Y	N	8512 146TH PL SE
005	330396	0110	2/26/2001	695,950	3,600	0	11	2001	3	19,808	N	N	13727 SE 92ND ST
005	713552	2130	10/2/2001	755,000	3,650	1,470	11	1997	3	13,579	Y	N	14224 SE 83RD ST
005	713552	0700	2/22/2000	889,900	3,700	1,000	11	1999	3	12,960	Y	N	14624 SE 85TH ST
005	713552	0550	4/26/2000	889,900	3,730	0	11	1999	3	17,642	Y	N	14500 SE 85TH ST
005	330396	0260	12/29/2000	776,950	3,760	0	11	2000	3	13,768	N	N	9023 139TH AV SE
005	713552	0690	6/26/2001	860,000	3,770	0	11	2001	3	8,572	N	N	14621 SE 85TH ST
005	330396	0280	2/23/2001	722,700	3,800	0	11	2001	3	13,672	N	N	9045 139TH AV SE
005	330396	0160	4/4/2001	730,317	3,830	0	11	2001	3	11,920	N	N	13855 SE 92ND ST
005	713552	0640	3/13/2001	1,100,000	3,830	0	11	2000	3	11,989	Y	N	8518 146TH PL SE
005	330396	0270	2/7/2001	752,950	3,840	0	11	2000	3	11,930	N	N	9031 139TH AV SE
005	330396	0230	3/6/2001	780,000	3,860	0	11	2000	3	13,964	N	N	9036 139TH AV SE
005	330396	0020	1/29/2001	668,950	3,880	0	11	2000	3	11,595	N	N	13926 SE 92ND ST
005	330396	0350	1/27/2001	774,950	3,920	0	11	2000	3	11,427	N	N	9148 140TH AV SE
005	713552	0520	2/17/2000	819,000	3,940	0	11	1999	3	17,405	Y	N	14518 SE 85TH ST
005	330396	0060	5/14/2001	759,950	3,990	0	11	2001	3	9,938	N	N	13828 SE 92ND ST
005	330396	0050	4/20/2001	760,000	3,990	0	11	2001	3	11,633	N	N	13840 SE 92ND ST
005	330396	0180	2/21/2001	729,950	3,990	0	11	2001	3	11,998	N	N	13925 SE 92ND ST
005	713552	0150	10/31/2000	820,000	4,020	0	11	1998	3	10,761	Y	N	14155 SE 83RD ST
005	330396	0250	4/16/2001	762,384	4,020	0	11	2000	3	11,588	N	N	9007 139TH AV SE

<b>Sub Area</b>	<b>Major</b>	<b>Minor</b>	<b>Sale Date</b>	<b>Sale Price</b>	<b>Above Grade Living</b>	<b>Finished Bsmt</b>	<b>Bld Grade</b>	<b>Year Built</b>	<b>Cond</b>	<b>Lot Size</b>	<b>Vie w</b>	<b>Water-front</b>	<b>Situs Address</b>
005	330396	0310	11/29/2000	716,655	4,040	0	11	2000	3	13,977	N	N	9063 140TH AV SE
005	330398	0520	5/29/2001	827,113	4,130	0	11	2001	3	11,444	N	N	9035 143RD AV SE
005	330396	0190	4/12/2001	899,950	4,140	1,200	11	2001	3	12,069	N	N	13929 SE 92ND ST
005	713552	0610	9/27/2000	924,900	4,140	0	11	2000	3	13,392	Y	N	8507 146TH PL SE
005	713552	0680	11/20/2001	830,000	4,250	0	11	2000	3	11,466	N	N	14617 SE 85TH ST
005	713552	0660	11/13/2000	924,900	4,470	0	11	1999	3	9,989	Y	N	8504 146TH PL SE
005	403590	0173	10/2/2001	1,290,000	3,320	1,180	12	1994	3	10,608	Y	N	4509 116TH AV SE
005	713552	0590	3/21/2001	1,295,000	3,850	1,230	12	2000	3	15,872	Y	N	14521 SE 85TH ST
005	713552	0300	3/14/2000	1,200,000	4,120	0	12	1999	3	16,365	Y	N	8317 143RD CT NE
005	330396	0240	12/18/2000	1,012,855	4,130	0	12	2000	3	13,338	N	N	9014 139TH AV SE
005	713552	0620	2/23/2000	1,475,000	4,470	0	12	2000	3	33,358	Y	N	8519 146TH PL SE

## **Model Validation**

### ***Total Value Model Conclusions, Recommendations and Validation:***

Appraiser judgment prevails in all decisions regarding individual parcel valuation. Each parcel is field reviewed and a value selected based on general and specific data pertaining to the parcel, the neighborhood, and the market. The Appraiser determines which available value estimate may be appropriate and may adjust particular characteristics and conditions as they occur in the valuation area.

Application of the total Value Model described above results in improved equity between subareas grades, living area, and age of homes. In addition the resulting assessment level is 98.8%. The standard statistical measures of valuation performance are all within IAAO guidelines and are presented both in the Executive Summary and in the 2001 and 2002 Ratio Analysis charts included in this report.

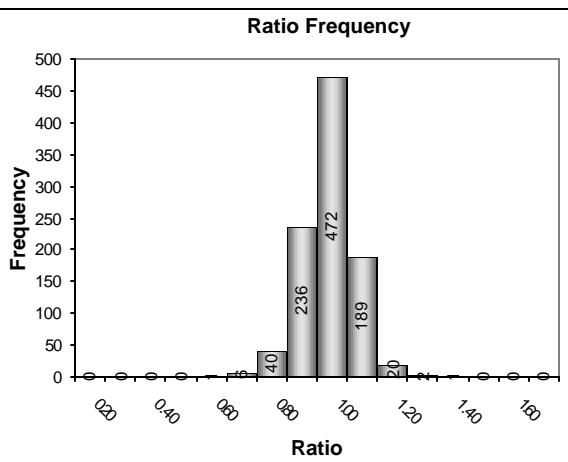
*The Appraisal Team recommends application of the Appraiser selected values, as indicated by the appropriate model or method.*

Application of these recommended value for the 2002 assessment year (taxes payable in 2003) results in an average total change from the 2001 assessments of +7.0%. This increase is due partly to upward market changes over time and the previous assessment levels.

**Note:** More details and information regarding aspects of the valuations and the report are retained in the working files and folios kept in the appropriate district office.

## 2001 Improved Parcel Ratio Analysis

<b>District/Team:</b> SE / Team - 1	<b>Lien Date:</b> 01/01/2001	<b>Date of Report:</b> 8/13/2002	<b>Sales Dates:</b> 1/2000 - 12/2001
<b>Area</b> <b>64</b>	<b>Analyst ID:</b> RSOW	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No
<b>SAMPLE STATISTICS</b>			
Sample size (n) 967 Mean Assessed Value 315,000 Mean Sales Price 339,000 Standard Deviation AV 133.251 Standard Deviation SP 152.345			
<b>ASSESSMENT LEVEL</b>			
Arithmetic Mean Ratio 0.938 Median Ratio 0.938 Weighted Mean Ratio 0.929			
<b>UNIFORMITY</b>			
Lowest ratio 0.564 Highest ratio: 1.342 Coefficient of Dispersion 6.70% Standard Deviation 0.083 Coefficient of Variation 8.81%			
<b>Price Related Differential (PRD)</b> 1.009			
<b>RELIABILITY</b>			
<b>95% Confidence: Median</b> Lower limit 0.931 Upper limit 0.943			
<b>95% Confidence: Mean</b> Lower limit 0.933 Upper limit 0.943			
<b>SAMPLE SIZE EVALUATION</b>			
N (population size) 8133 B (acceptable error - in decimal) 0.05 S (estimated from this sample) 0.083 <b>Recommended minimum:</b> 11 Actual sample size: 967 <b>Conclusion:</b> OK			
<b>NORMALITY</b>			
<b>Binomial Test</b> # ratios below mean: 481 # ratios above mean: 486 Z: 0.161 <b>Conclusion:</b> Normal* *i.e. no evidence of non-normality			

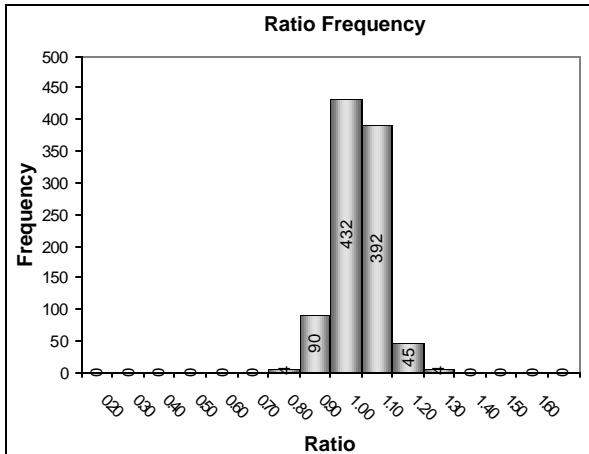


**COMMENTS:**

Single Family Residences throughout area 64

## 2002 Improved Parcel Ratio Analysis

<b>District/Team:</b> SE / Team - 1	<b>Lien Date:</b> 01/01/2002	<b>Date of Report:</b> 8/13/2002	<b>Sales Dates:</b> 1/2000 - 12/2001																								
<b>Area</b> 64	<b>Analyst ID:</b> RSOW	<b>Property Type:</b> Single Family Residences	<b>Adjusted for time?:</b> No																								
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<table> <tr><td><i>Sample size (n)</i></td><td>967</td><td></td><td></td></tr> <tr><td><i>Mean Assessed Value</i></td><td>334,900</td><td></td><td></td></tr> <tr><td><i>Mean Sales Price</i></td><td>339,000</td><td></td><td></td></tr> <tr><td><i>Standard Deviation AV</i></td><td>146,119</td><td></td><td></td></tr> <tr><td><i>Standard Deviation SP</i></td><td>152,345</td><td></td><td></td></tr> </table>				<i>Sample size (n)</i>	967			<i>Mean Assessed Value</i>	334,900			<i>Mean Sales Price</i>	339,000			<i>Standard Deviation AV</i>	146,119			<i>Standard Deviation SP</i>	152,345						
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<i>N (population size)</i>	8133																										
<i>B (acceptable error - in decimal)</i>	0.05																										
<i>S (estimated from this sample)</i>	0.069																										
<b>Recommended minimum:</b>	8																										
<i>Actual sample size:</i>	967																										
<b>Conclusion:</b>	OK																										
<b>NORMALITY</b>																											
<table> <tr><td><b>Binomial Test</b></td><td></td><td></td><td></td></tr> <tr><td># ratios below mean:</td><td>478</td><td></td><td></td></tr> <tr><td># ratios above mean:</td><td>489</td><td></td><td></td></tr> <tr><td><i>Z:</i></td><td>0.354</td><td></td><td></td></tr> <tr><td><b>Conclusion:</b></td><td>Normal*</td><td></td><td></td></tr> <tr><td><i>*i.e. no evidence of non-normality</i></td><td></td><td></td><td></td></tr> </table>				<b>Binomial Test</b>				# ratios below mean:	478			# ratios above mean:	489			<i>Z:</i>	0.354			<b>Conclusion:</b>	Normal*			<i>*i.e. no evidence of non-normality</i>			
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**COMMENTS:**

Single Family Residences throughout area 64

Both assessment level and uniformity have been improved by application of the recommended values.

## Area 64 Physical Inspection Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2002 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2002 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2002 weighted mean is 98.8%.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
4	1	0.924	0.978	5.8%	N/A	N/A
5	5	0.780	0.949	21.7%	0.949	0.949
6	20	0.939	0.957	1.9%	0.957	0.957
7	231	0.946	0.987	4.3%	0.987	0.987
8	379	0.930	0.991	6.6%	0.991	0.991
9	255	0.935	0.989	5.8%	0.989	0.989
10	27	0.878	0.984	12.1%	0.984	0.984
11	44	0.949	0.992	4.6%	0.992	0.992
12	5	0.739	0.919	24.5%	0.919	0.919
Year Built	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1909-1949	27	0.937	0.982	4.9%	0.948	1.017
1950-1964	153	0.923	0.983	6.5%	0.971	0.995
1965-1974	120	0.933	0.995	6.7%	0.981	1.009
1975-1984	91	0.945	0.985	4.2%	0.968	1.002
1985-1994	200	0.928	0.995	7.2%	0.985	1.004
1995-2002	376	0.928	0.985	6.2%	0.979	0.991
Condition	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Poor	1	1.100	1.019	-7.4%	N/A	N/A
Fair	3	1.037	0.958	-7.6%	0.630	1.286
Average	644	0.931	0.989	6.3%	0.984	0.994
Good	251	0.934	0.989	5.9%	0.980	0.999
Very Good	68	0.888	0.969	9.1%	0.950	0.988
Stories	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1	400	0.930	0.982	5.7%	0.975	0.990
1.5	11	0.953	1.038	8.9%	0.961	1.115
2	554	0.929	0.989	6.5%	0.984	0.995
2.5	2	0.969	1.064	9.8%	0.837	1.292

## Area 64 Physical Inspection Ratio Confidence Intervals

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The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Above Grade Living Area	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
View Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
700-1300	155	0.928	0.973	4.9%	0.962	0.984
1301-1900	294	0.936	0.991	5.8%	0.982	0.999
1901-2500	241	0.944	1.000	6.0%	0.992	1.009
2501-3200	211	0.920	0.987	7.4%	0.978	0.996
3201-4500	66	0.912	0.974	6.7%	0.957	0.991
Wft Y/N	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
N	870	0.937	0.989	5.6%	0.985	0.994
Y	97	0.889	0.980	10.2%	0.964	0.996
Sub	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
002	24	0.923	0.970	5.1%	0.928	1.013
004	326	0.943	0.986	4.6%	0.978	0.993
005	617	0.925	0.989	6.9%	0.984	0.995
Lot Size	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
1900 - 5000	82	0.963	1.004	4.2%	0.990	1.017
5001 - 7000	157	0.939	0.994	5.8%	0.985	1.002
7001 - 8000	168	0.942	0.989	5.0%	0.979	0.999
8001 - 10000	246	0.921	0.982	6.7%	0.974	0.991
10001 - 14000	177	0.933	0.994	6.5%	0.983	1.006
14001 - 260000	137	0.899	0.973	8.2%	0.960	0.985
Plat	Count	2001 Weighted Mean	2002 Weighted Mean	Percent Change	2002 Lower 95% C.L..	2002 Upper 95% C.L.
Canyon Oaks	3	0.984	0.987	0.3%	0.929	1.046
Highlands at Newcastle	30	0.949	0.998	5.2%	0.985	1.011
Pembrook Meadows	14	0.904	1.006	11.2%	0.974	1.037
Rainier Crest	41	0.900	0.999	10.9%	0.975	1.022

## **Mobile Home Analysis**

There are a very low number of Mobile Homes and sales of Mobile Homes in the population of Area 64. Each of these properties was field inspected, data verified and treated as an exception parcel and valued using the cost approach. The cost model used was the “Boeckh” 1994 Mobile Home Manufactured Housing Cost Guide adjusted to current costs. This translates into an average total increase of 15%.